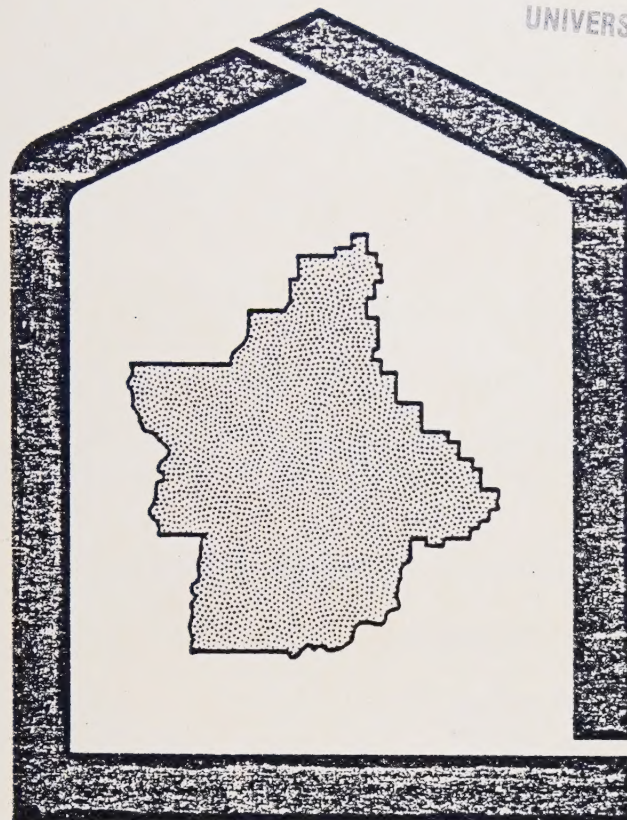


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HOUSING ELEMENT

BUTTE COUNTY GENERAL PLAN

JUNE 19, 1984

REVISED MAY 1991

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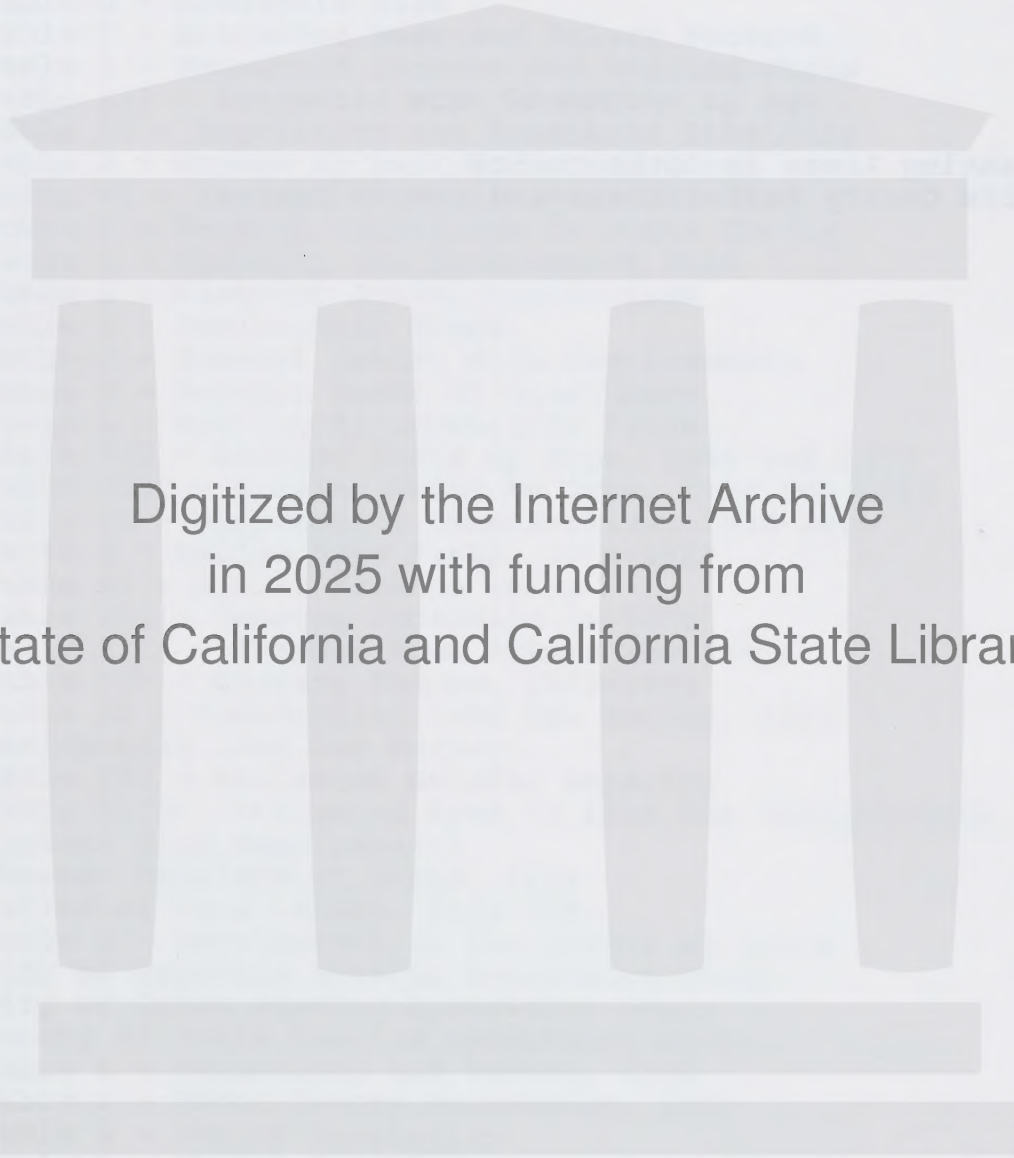
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INTRODUCTION

The General Plan of any community is, fundamentally, a policy document, the major purpose of which is to provide a framework for identifying important issues affecting the community, a process for resolving those issues, and a commitment to allocate the necessary resources to make that process viable.

This document - the Housing Element of Butte County - is but one part, albeit a very significant part, of the County's General Plan. Preparation of this Element is primarily intended to provide industry, public officials, and the general community with an understanding of existing and projected housing needs of the County. Another important objective of this Element is to establish a strategy which ensures that housing needs will be satisfied.

This Housing Element has been prepared in accordance with Sections 65580-65589 of the Government Code, which was adopted by the State Legislature in 1980.

In addition to being a statement of policy objectives, goals, and priorities, a Housing Element is a valuable bank of information from which the homebuilding industry, government agencies, and citizen groups may draw, when necessary.

To be effective as a guide to private and public decision-makers, the Housing Element must represent a reliable data base which describes the characteristics of the housing market, the residents of the County, and the housing stock inventory that is available within that market. If the components of the housing market are accurately and sufficiently portrayed, then the formulation of a plausible housing strategy will quite likely ensue.

This Element addresses the housing market in the unincorporated area of Butte County only. The incorporated areas within the County - Chico, Oroville, Gridley, Biggs, and Paradise - are responsible for the analysis of and strategy formation for the housing markets within their jurisdictional boundaries. For this reason, the County believes that to plan for the specific problems of these incorporated areas would be a duplication and is, therefore, inappropriate.

A. Organization of the Element

The Housing Element has been prepared in three parts:

Chapter I: Community Housing Market Analysis

This chapter presents the most current available information on population growth, employment trends, household characteristics, and the housing stock in the unincorporated County. This section also includes a discussion of land availability, energy conservation and housing, and market and governmental factors which influence housing delivery in the County.

Chapter II: Housing Needs

Chapter II discusses housing production needs in the County, housing rehabilitation needs, land needs for new residential development, and the need for housing affordable to low-income households. Attainable goals are established for the achievement of these needs and the special housing needs of various segments of the population are also analyzed.

Appendices to Chapter II include two documents which assess housing needs on a regional basis. These two documents, Butte County Regional Housing Needs Assessment for Persons of All Income Levels, Appendix A and B, have been completed for the Butte County region. They form the basis for the unincorporated County's determination of its regional share of housing needs in Butte County, which is included in the discussion of housing needs in Chapter II. Appendix C is a listing of the housing assistance programs operating in the County of Butte.

Chapter III: The Housing Program/Strategy

This chapter sets forth housing goals, policies and priorities for the unincorporated County, and outlines programs to be pursued over a five-year period.

B. Citizen Participation

A 15-member Citizen Advisory Committee was formed in January of 1978 to work with the consultant and County staff on the update of the Housing Element. Three members each were appointed by the five County Supervisors as members-at-large, representing the five districts of Butte County. The Advisory Committee met several times during the preparation of the Housing Element. In addition, they sponsored public forums in March and April 1978 in which County residents were invited to comment on local housing needs and policies. The first draft of the Element was circulated to all Advisory Committee members for comment in May and June 1978. At

the completion of the second draft, the Advisory Committee met again for final review and comment.

The preparation of the third draft of this Housing Element began in the fall of 1980. Because of the time which had elapsed between the second and third drafts, a new Housing Element Task Force was formed to assist the consultant and County staff. Three members each were appointed by the five County Supervisors. The 1984 update retains the goals and policies formulated by the Advisory Committees, yet updated all figures and statistics with the most current information available.

PUBLIC PARTICIPATION IN ADOPTING HOUSING ELEMENT

The following plan describes how the County of Butte will involve citizens in the planning, implementation, and assessment of the Housing Element. Steps and procedures the County will undertake will ensure that the views of the principal beneficiaries, targeted income group members, and other affected persons are fully considered in program development and in any subsequent program or activity amendment.

The benefits of a well planned and executed participation process are many: overall public acceptance of the adopted program is enhanced; creative ideas are introduced which may improve the program; and implementation can occur more quickly since potential beneficiaries are already aware of the program.

SCOPE OF CITIZEN PARTICIPATION

Citizens will be involved in all stages of the Housing Element adoption process. The citizen participation requirements of this program include four (4) primary components.

1. Holding public meetings and public hearings.
2. Making information available to the public.
3. Inviting and responding to written comments.
4. A written citizen participation plan.

PUBLIC MEETINGS AND PUBLIC HEARINGS

The state Housing Element regulations require a public meeting to be held during the program design and application phases. The purpose of this meeting is to explain the program and give attendees an opportunity to ask questions and suggest possible direction of the Element. Attendees will be informed about the extent of the programs covered by the Element.

The public meeting and public hearings will be held at a time and place convenient to the public, with accommodations for the handicapped.

The location of the public information file which can be inspected will be included in the notice, as well as an invitation to submit written comments.

A record will be kept which contains the state regulations and notices, a list of the attendees, and the minutes of the meeting.

A public meeting will also be held at the time the preliminary report is prepared and when any amendments to policies or amendments to regional housing share exceeding 10 percent are contemplated.

A public hearing will be held "prior to submitting the Element to the California Department of Housing and Community Development." This hearing is more formal than the public meeting and will be held before the governing body.

At the hearing, the proposed program will be fully described. Attendees will be provided full opportunity to comment on the program, subject to the normal rules governing public hearings. Written comments will be invited, with instructions on where to submit such comments.

The governing body has the sole discretion of deciding what the contents of the Element will be. However, any allegations made by any citizen that the procedural or legal requirements of the program are being violated will be thoroughly investigated and written responses to written complaints and grievances will be provided within 15 days.

A record will be kept of the notices, the list of attendees, and minutes of the hearing to support the certification of compliance with this requirement.

DISSEMINATION OF INFORMATION TO THE PUBLIC

In order to insure that citizens are given full opportunity to participate in the Housing Element Program, the County will do the following:

- A. Public notices to all public hearings and meetings will be published in the local newspaper at least 10 days before the scheduled hearing or meeting. These notices will indicate the date, time, location, and topics to be considered.
- B. Prior to each meeting and hearing, a copy of the state regulations, notices, meetings of any previous meetings, performance reports, invitation to submit written comments, written comments received, and the applicants' responses will be available at least one week before the meetings.

- C. During normal business hours starting one day before the first public meeting and continuing until Element adoption or notice of denial, a file will be available for public inspection that includes all of the information listed in "B" above. As new notices, documents, and minutes are prepared, these will be added immediately to the public inspection file. The location of this file will be included in all notices and announced at all meetings and hearings.

INVITING AND RESPONDING TO WRITTEN COMMENTS

An invitation to submit written comments will be included in all public notices, the public information file, and at each meeting and hearing. The County will respond in writing to any comments or inquiries received, and will attach all correspondence to the submitted Element.

Program assessment activities by citizens will occur in a variety of ways. As part of the orientation to the program offered at the public hearing, citizens will be invited to volunteer comments on all aspects of program performance throughout the program time period. Program staff will also be available during normal business hours to respond to citizen inquiries and will provide technical assistance to groups representative of targeted income group persons that request assistance in developing proposals with level and type of assistance to be determined by the governing body.

C. Review and Update of the Housing Element

The County will review this Housing Element on an annual basis to evaluate the appropriateness of objectives, the effectiveness of programs, and progress in implementation. ~~The Housing Element will be revised not less than every five years, according to state law, and the first revision will be accomplished by July 1, 1984.~~ This Housing Element, in accordance with state law, will require a revision by July 1, 1992. The programs and policies outlined in this 1984 Element have been reevaluated by the County in 1990 to cover the time period through 1992.

CHAPTER I COUNTY HOUSING MARKET ANALYSIS

A. PRESENT AND PROJECTED POPULATION

Between 1970 and 1980, the population of Butte County grew at a rate two and one-half times that of the entire state. (1,2) Similar population growth is being experienced by most non-urban foothill counties throughout California.

Metropolitan counties, such as San Francisco and Los Angeles, are actually losing population to the slower-paced, more recreation-oriented counties of the state. The fact that retirees are seeking the amenities of rural life is demonstrated by the 55% increase in the population of Paradise between 1970 and 1980. (1,2) This community has been, by far, the fastest growing area in Butte County.

Unlike the state, which experienced a decrease in the importance of immigration as a component of population growth between 1970 and 1980, new residents moving into the County accounted for over 90% of the population increase during this period. Between 1970 and 1979, the net natural increase (births minus deaths) was only 2,589 persons Countywide, (3) or less than 8% of the population growth. This trend, however, reversed during the 1980s, as immigration accounted for 60% of the state's population growth during the decade.

~~Migration continues to account for a large portion of the expected growth from 1980-1990.~~

At the time of the 1980 Census, Butte County had 143,851 residents and 57,378 households in the cities and the unincorporated area. (4) Of this total, 80,599 persons (31,579 households) resided in unincorporated areas of the County.

From all indications, unincorporated Butte County will continue to grow, although growth will occur at a slower pace. The implications of growth for the housing market are important in the provision of housing for all segments of the unincorporated County's population. Specific implications will be discussed as other factors are brought into focus in the following chapters.

~~Projections of both population and household growth in Butte County through 1990 have been developed by the State Department of Housing and Community Development. These projections indicate that the County population will increase from 143,851 persons as of July, 1980, to 186,300 persons in July, 1990. Households are projected to increase from 57,378 in July, 1980, to 77,500 in July, 1990.~~

The 1990 U.S. Census reported a population of 182,120 persons and 76,115 housing units in Butte County. The unincorporated County figures were 98,461 persons and 40,998 housing units. This is an increase of 17,862 persons (22.2% increase) and 9,419 housing units (29.8% increase) since 1980. The California Department of Finance expects growth to continue with a projection of 205,900 persons in the entire County by the year 2005.

Both population and household growth in the unincorporated area of the County have been projected on the basis of past trends. Between 1975 and 1980, population growth in the unincorporated areas comprised 64.36% of total County population growth. During this same period, the increase in households in the unincorporated area comprised 63.49% of Countywide household growth. Population growth and household growth within the unincorporated County area accounted for 56% and 55.1% of the Countywide growth, respectively, between 1980 and 1990. These projections are shown in greater detail on Table II.

Sources: Section A

1. 1980 U.S. Census
2. 1970 U.S. Census
3. California Department of Health; 1979 estimates by Research Department, Security Pacific Bank
4. 1980 U.S. Census
5. California Department of Finance, Population Research Unit

TABLE I

Population Change by Jurisdiction: 1970-1980

	1970 ¹		1975 ²			1980 ³		
	Popula- tion	% of County Population ⁴	Popula- tion	% Change 1970-75 ⁴	% of County Population	Popula- tion	% Change 1970-80 ⁴	% of Co Populat
Biggs	1115	1.1%	1377	23.5%	1.1%	1413	26.9%	1.0%
Chico	19580	19.2%	23348	19.2%	19.3%	26603	35.9%	18.0%
Gridley	3534	3.5%	3632	2.8%	3.0%	3982	12.7%	3.0%
Oroville	7536	7.4%	7368	-2.2%	6.1%	8683	15.2%	6.0%
∞ Paradise	14560	14.3%	19239	32.1%	15.9%	22571	55.1%	17.0%
All Unincor- porated	55644	54.5%	65937	18.5%	54.5%	80599	44.9%	55.0%
Total County	101969	100%	120901	18.6%	100%	143851	41.1%	100%

- Sources:
1. 1970 U.S. Census of Population.
 2. 1975 Special Census, Butte County.
 3. 1980 Census, Preliminary Counts (PHC 80-P-6), released February 1981.
 4. Percentages were rounded to the nearest tenth of a percent.

TABLE II

	<u>Projected Population and Household Growth</u>								<u>Growth Rate</u>
	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	
<u>Population</u>									
Total	154491	158678	162979	167397	171934	176595	181381	186300	[2.71]
Unincorporated	86525	88870	91278	93752	96293	98903	101583	104336	[2.71]
 <u>Households</u>									
Total	61625	63675	65795	67985	70250	72585	75003	77500	[3.33]
Unincorporated	33901	35031	36200	37407	38656	39943	41277	42654	[3.34]

B. HOUSEHOLD CHARACTERISTICS

In 1980, there were approximately 31,579 households in unincorporated Butte County. (1) The projected growth rate for households in Butte County is slightly higher than that of population; this is because household size in the County is decreasing. (See section on overcrowding.) ~~In 1990 the projected 42,654 households in unincorporated Butte County represents a growth rate for 1983-1990 of 3.34% annually or 25.8%, compared to a population growth for the same period of 2.71% annually, or 20.6%. (Table II) As with the population growth rate, household growth rate is expected to slow somewhat between 1990 and 2000.~~ In 1990, U.S. Census reported a total of 40,998 housing units in unincorporated Butte County, representing a rate of increase of 29.8%, compared to a population increase during the same period of 22.2%.

1. Group Quarters

In 1980, there were 835 persons residing in group quarters, such as student housing, convalescent and nursing homes, and boarding houses, in the unincorporated areas of Butte County. (2) In 1983, the figure grew to 1,449. The predominant area in the County for group housing is in and around the City of Chico. The reason for this is that California State University, Chico, students share expenses and housing near the campus. Group housing quarters elsewhere in the County are generally nursing or rest homes. In 1990, the California Department of Finance reported that there were 498 persons in group quarters in unincorporated Butte County, substantially fewer persons than reported in 1980. This decrease is due, in large part, to the incorporation of Paradise.

2. Age

As is true of most rural communities throughout the state, Butte County has become an attractive location for retirement. In 1980, 29% of the population was over 62 years of age. The attraction of retirees to Butte County is not a new phenomenon, as is particularly evident in the City of Paradise, which has a median age of 46.5 years. Senior citizens (over 62 years) represent 33.8% of this City's population, and, ~~in addition,~~ Paradise contains almost 30% of all County residents over age 65. (3) (Table III)

3. Ethnic Characteristics

In 1980, 7.2% of ~~unincorporated~~ County residents in the ~~unincorporated~~ area were members of racial or ethnic minority groups. Of this figure, 1.2% were Black, 1.8% Native American, and

0.9% Asian-Pacific Islander. (5) Persons of Spanish origin represent 5.3% of the total unincorporated population, but, due to revised reporting practices, this figure is not comparable to the other percentages. (See Table IV) The most recent data reveals that Spanish-speaking households comprise 1.8% of all unincorporated area households and are located primarily in the non-urban areas of the County. Black households comprise 1.9% of all unincorporated urban areas of Oroville. (3)

In El Medio, an unincorporated area abutting the southern boundary of the City of Oroville, almost 16% (225) of the households are Black. (3) This community contains 49% of all Black households in the unincorporated portions of the County.

4. Overcrowding

A common measure used to calculate the number of families which are inadequately housed is the extent of overcrowding (defined as 1.01 or more persons per room). ~~Most government programs assume that living under such circumstances~~ Overcrowding is considered by most housing experts to be harmful to the physical and mental well-being of the occupants.

The extent of overcrowding is directly related to the average number of persons per household. Specifically, if the household size increases, the degree of overcrowding is likely to increase proportionately. Overcrowding is also directly related to the average number of rooms per dwelling. Clearly, if large housing units are being built, ~~which~~ while household size is decreasing, the extent of overcrowding will decrease.

A comparison ~~between~~ of the 1970, 1975 and 1980 Censuses indicated that the average County household size decreased from 2.8 to 2.6 to ~~2.46~~ 2.25 persons. (3,4,11) At the same time, the median size of dwelling units fluctuated from 4.7 to 5.2 to 4.7 rooms. (3,4,11) These facts point to the probability that the number of overcrowded households, as a percent of all households, has decreased.

The 1980 Census reported that the percentage of overcrowded households in the County had decreased from 6.9% in 1970 to 3.5% in 1980. The 3.5% figure, however, includes the number of overcrowded households in the entire County and is lower than the rate of overcrowding in the unincorporated County (4.2%).

The table below shows the rate of overcrowding for the entire County, each of the five incorporated cities within the County, and the resulting rate of overcrowding for the unincorporated County. From these figures, it is evident that the rate of overcrowding in the County has still declined between 1970-1980, although not to the point where it can be dismissed as a factor.

Because the 1990 Census data on overcrowding is not yet available, there is no direct information on the trend in overcrowding between 1980 and 1990. Whether or not overcrowding continues to decline will depend on the relationship between housing cost, housing supply for large families, and household income.

TABLE A
OVERCROWDED HOUSEHOLDS, MORE THAN 1.01 PERSONS PER ROOM
COUNTY OF BUTTE (Uninc.), 1980

<u>Area</u>	<u>Households</u>	<u>Overcrowded</u>	<u>Percent</u>
Butte County (incorporated)	56,904	2,005	3.5%
Biggs City	524	24	4.6%
Chico City	10,523	268	2.5%
Gridley City	1,637	104	6.4%
Oroville City	4,094	97	2.4%
Paradise City	9,540	234	2.5%
Butte County (unincorporated)	30,586	1,278	4.2%

Source: 1980 U.S. Census.

While the incidence of overcrowding is decreasing in the County, evidence exists that many minority households in the County are living in overcrowded conditions. Farmworker housing in Gridley houses contains many eight- to nine- person households in two and three bedroom units. The Human Resources Corporation in Chico reports an average household size of 7.125 persons. (1980)

In 1970, 6.9%, or 2,399, of the County's 34,910 households resided in overcrowded housing units; i.e., 1.01 or more persons per room. Of this total, 1,535 resided in the unincorporated County. As of 1980, the percentage of households in overcrowded units dropped to ~~3.5%~~ 4.2%. Given the decrease in household size and the increase in dwelling unit size, it is unlikely that the number of overcrowded households has increased. (1970) It is likely that, by 1990, the trend towards smaller units on smaller lots will take hold. ~~Even so, overcrowding should not occur, since family size is also decreasing.~~

5. Housing Unit Size

As mentioned previously, there has been an increase in dwelling unit size in the County. According to the 1980 U.S. Census, there

was an average of 4.7 rooms per household. The table below shows the distribution of housing units throughout the County by number of rooms per unit.

TABLE B
HOUSING UNIT SIZE - COUNTY OF BUTTE (Uninc.), 1980

<u>Number of Rooms</u>	<u>Number of Housing Units</u>	<u>Percent</u>
1 Room	513	1.5%
2 Rooms	1,684	5.1%
3 Rooms	3,163	9.5%
4 Rooms	7,915	23.7%
5 Rooms	9,605	28.8%
6 or More Rooms	10,497	31.4%
Total	33,377	100.0%
Median	4.7 rooms per Household	

Source: 1980 U.S. Census

6. Household Size

The average household size in the unincorporated area of Butte County has dropped from 2.8 persons per household in 1970 to 2.25 persons per household in 1980. The table below shows the 1980 distribution in the County.

TABLE C
HOUSEHOLD SIZE - COUNTY OF BUTTE (Uninc.), 1980

<u>Persons in Unit</u>	<u>Occupied Households</u>	<u>Percent</u>
1 Person	6,365	20.5%
2 Persons	12,351	39.7%
3 Persons	5,131	16.5%
4 Persons	4,324	13.9%
5 Persons	1,826	5.9%
6 or more Persons	1,074	3.5%
Total	31,071	100.0%
Median, Occupied Units	2.25 Persons Per Household	

Source: 1980 U.S. Census

The Department of Finance reported that there were 2.57 persons per household in unincorporated Butte County 1990.

7. Large Households

The 1980 Census indicated that ~~about~~ **approximately 10** percent of the households in the unincorporated County area were large households (five or more persons). About 31 percent of the dwelling units in the unincorporated ~~area~~ have six or more rooms (three or more bedrooms). A family of five or six persons could be housed without being overcrowded in a dwelling unit with three bedrooms. Families of seven or more persons, however, would need dwelling units with four or more bedrooms.

There is no shortage in the number of housing units of sufficient size to accommodate large families. This comparison of household sizes with the number of rooms does not explain, however, the extent to which large families are actually able to afford and occupy dwelling units with enough space to meet their needs. The County would need to request a special Census run to determine the percentage of income devoted to housing by income group for large families and the number of rooms in dwelling units occupied by large families to make this direct comparison. It is highly likely many large families do not have enough income to afford dwelling units of sufficient size to meet their needs (although there is no way quantify this assumption without a special Census run).

In 1980, household size was shown to be ~~2.46~~ **2.25 in unincorporated Butte County**, and this trend of decreasing household size is one that is expected to continue. (2) The Department of Finance, Population Research Division, has indicated that its projections for Butte County's average household size are as follows:

1985 - 2.40 persons per household
~~1990 - 2.40 persons per household~~
1990 - 2.55 persons per household (1990 U.S. Census)
1995 - 2.38 persons per household
2000 - 2.36 persons per household

~~1970, 1975 and 1980 Census figures indicated the household size for the unincorporated County is similar to that of County averages. Therefore, it is assumed that the unincorporated County will experience a similar decrease in household size.~~

8. Income

Within the unincorporated County, 36.9%, or 8,904 households, are characterized as low or very low income, with household incomes that are 80% or less than the County median. (3) As of 1980, 12,639 households, or 40% of the unincorporated County, had incomes less than 80% of the County median.

Several communities in the County have even larger populations of very low-income people. The Chapmantown (southeastern Chico) and El Medio (South Oroville) areas are chief among these communities. A 1980 door-to-door survey of the Chapmantown neighborhood found that 83.5% of all households in the area had annual incomes below 80% of the County median income. (7) In 1978, the median annual income of Chapmantown households was \$4,129.24 (7) - approximately one-half the County median income. Median income rose to \$8,105 by 1980, but was still only 62% of the \$13,012 County median. (12)

The El Medio community has similar income characteristics. Almost 80% of all households in this area are low income. (7)

Information for all households by income is addressed further in the "Regional Housing Needs Plan - Appendix A and B."

Butte County has traditionally had a median income that is substantially below that of the state - generally \$2,000 or \$3,000 less. (4) In 1980, for purposes of their Section 8 programs, the Department of Housing and Urban Development reports a median income of \$14,700 for Butte County compared to a "non-metropolitan" median of \$18,600. (6) The 1980 Census indicates a median income of \$13,012 for the entire County. This census figure has been utilized in the Regional Housing Needs Plan, Appendix A.

9. Employment

The primary economic base of the County has traditionally been in agriculture and manufacturing; however, in the recent past, services and trade industries have contributed more to the job market. The occupational outlook for Butte County, as well as surrounding counties, is that skilled jobs will increase in the near future, gradually replacing the need for workers who rely on physical effort. (9)

The implications of this within the housing market will be subtle and meaningful in the years to come. Although "professional" occupations will increase, the service industry will also contribute to the County's work force. Service occupations generally include the preparation and serving of food and drink, custodial work, and retail sales. The increase of professional and service job opportunities is characterized as a general trend, and any significant impacts will certainly require a number of years to surface.

However, the high rate of unemployment in Butte County may counterbalance this trend. The County continues to suffer from the lack of a strong economic base. In March 1980, the unemployment rate in Butte County was 10.9%, compared to a state rate of 6.0%. (10) By 1982, unemployment swelled to 14.7%. (13)

The economic recession across the country in 1980 and 1981 has been felt in Butte County where job losses have been experienced in both the building and lumber industries.

Poor weather in 1981 and 1982 also contributed to the high unemployment rate.

For the 1983-1990 planning period, construction and lumber industries are anticipated to recover and continue to grow. Service-related jobs will increase. The number of agricultural jobs will slowly increase, but will account for a lower percentage of jobs Countywide.

In determining the future labor force and employment trends, two main sources were used: "Annual Planning Information 1983-1984" (industry's percentage of the total labor force in 1982), and individual growth rates were correlated against projected population growth to determine the employment forecast.

The main difference between "Annual Planning Information 1983-1984" and the forecast is:

- 1) Agricultural employment is not expected to make any noticeable gains, and
- 2) Butte County figures also include a self-employed/other category.

For projection purposes a constant 10% unemployment rate was assumed. According to the 1990 California Employment Development Department's (EDD) "Annual Planning Information", actual unemployment rates may vary from year to year. EDD made projections based on a 1989 historical unemployment rate for Butte County of 7.9%, for example.

EDD projects a total employment within the County of 63,275 by the year 1993. This is an increase of 16,625 jobs from 1980, an increase of 5,950 jobs from 1988. According to the EDD, the bulk of this projected growth in jobs will be mainly the result of a growing population. According to the EDD report...

...The five-year forecast of wage and salary employment by industry for Butte County calls for growth, in spite of minimal increases in agriculture, a sluggish wholesale trade industry, job losses in transportation and public utilities, and the depressed state of the County's lumber and wood industry.

Employment increases in Butte County through 1993 will be driven by population growth. The expanding population will keep the demand high for new housing; retail goods; and health, business, automotive, and personal services.

More residents in Butte County will mean more children in the public schools, which will raise the demand for more teachers and other school related staff.

The EDD projections for employment in the unincorporated County are shown below.

TABLE D
ESTIMATED NUMBER OF WAGE AND SALARY WORKERS BY INDUSTRY
COUNTY OF BUTTE

<u>Industry</u>	<u>1980</u>	<u>1988</u>	<u>1993</u>
Total, all industries	46,650	57,325	63,275
Total nonagriculture	43,450	54,075	59,950
Mining & construction	2,175	2,575	3,100
Manufacturing	4,100	5,450	5,550
Transportation & pblc util	2,625	2,475	2,350
Wholesale trade	2,100	1,725	1,725
Retail trade	9,775	12,975	14,800
Finance, insurance & real est.	1,950	2,800	2,975
Services	9,150	13,925	16,400
Government	11,575	12,125	13,050

Source: 1990 California Employment Development Department.

10. Housing Affordability

The relationship of the cost of housing and the ability to afford housing is a primary concern in the examination of any housing market. Until recently, a common standard has existed in gauging the percentage of income that should be allotted for housing expenditures; households paying more than 25% of net income are "overpaying" for housing.

New developments in the housing market are changing this common rule of housing affordability. The increasing price of housing, and, more recently, the new mortgage instruments for financing a housing purchase, will require households to pay more for housing than they have in the past. In many areas of the state, 35%, 40%, or even higher amounts of household incomes are required for housing expenditures. Greater personal expenditure for housing is, in fact, one the first adjustments made, as housing prices and financing mechanisms change.

It is difficult at this time to establish criteria for an acceptable ratio of housing expense to household income. The flexible rate mortgage instrument, with no cap on interest rates, will make it difficult for any household making a housing purchase to predict or control the amount of their housing payment.

For households residing in the unincorporated County, the relationship of household incomes to housing costing in 1975 has been briefly summarized below. The number of households in four categories of household income is compared to the housing supply, divided into four groups by its affordability, using the "25% rule".

Although no community standard for affordability can be set forth in the present environment of change, it can be said that in the future, Butte County households will spend more for housing. A conservative estimate would be in the range of 30% to 40%, depending on household income and lifestyle.

An evaluation of the extent to which Butte County households are overpaying for housing can only be done using past standards and data that is available.

For households residing in the unincorporated County, the relationship of household incomes to housing costs in 1975 has been briefly summarized below. The number of households in four categories of household income is compared to the housing supply, divided into four groups by its affordability, using the "25% rule".

TABLE E
RELATIONSHIP OF HOUSEHOLD INCOMES TO HOUSING COSTS

1975				
Income Categories:	0- <u>\$4,170</u>	\$4,171- <u>\$6,672</u>	\$6,673- <u>\$10,008</u>	<u>\$10,009+</u>
% of County Median	0-50%	50-80%	80-120%	120%+
Number of Households	5,069	3,835	4,025	11,254
Housing Cost Categories	0-\$87	\$88-\$139	\$140-\$208	\$290+
Number of Units	4,425	4,232	5,465	10,060
1980				
Income Categories:	0- <u>\$6,506</u>	\$6,507- <u>\$10,409</u>	\$10,410- <u>\$15,614</u>	<u>\$15,615+</u>
Number of Households	7,801	4,838	6,688	12,550
Housing Cost Categories	0-\$135	\$136-\$216	\$217-\$325	\$326+
Number of Units*	812	2,236	3,113	1,362

*Only includes rental units.

According to this information, there are not as many housing units affordable to lower-income households (those with incomes below 80%

of the County median) as there are households in this income category. This documents the fact that overpaying for housing occurs, but the data is too limited to evaluate the number of households in this category.

The 1980 Census is the most recent data base where housing rents and values and household incomes are cross-tabulated. This information revealed that 58% of all 1980 County households who were renters paid more than 25% of their income for rent, up from 39% of all renters in 1978. In comparison, only 27.2% of all homeowners paid more than 25% of their income to housing costs, down from 27.65% in 1970. (Table V)

11. Sex

Almost 12% of all families in the County are headed by women. The percentage of female-headed families whose incomes are below poverty level is 27%, or over 1/4 of all families with incomes below poverty have no husband present.

Sources: Section B

1. 1980 U.S. Census Preliminary Counts (PHC 80-P-6). Housing Counts have been adjusted by Department of Finance vacancy rates.
2. California Department of Finance
3. 1975 Special Census, Butte County
4. 1970 U.S. Census
5. Sacramento Area Council of Governments, Census Data Center, 1980
6. Department of Housing and Urban Development
7. Special Survey of Chapmantown, El Medio, by Connerly and Associates, Inc., 1978
8. Security Pacific Bank, Monthly Summary of Business Conditions; Central Valley, October 31, 1978
9. Projections of Employment by Industry and Occupation: 1980-1985, Sutter Butte Region, California Employment Development Department
10. California Employment Development Department
11. 1980 Census
12. 1980 Census - Neighborhood Statistics Program

C. HOUSING STOCK CHARACTERISTICS

Determining how well an area's existing housing supply meets the needs of its residents is one of the major purposes of any Housing Element. This determination is the foundation for analysis of local government policies and actions needed to bring the housing supply into conformity with the housing needs of the population.

Before unmet housing needs can be accurately determined, however, a thorough inventory of housing characteristics and development trends must be made. This section contains such an inventory of unincorporated Butte County's housing supply.

1. Housing Stock

The 1980 Census reported 31,579 housing units within the unincorporated County. The most common type of dwelling in the unincorporated area is the single-family home, which accounts for approximately 65% of all units. (2) Approximately 14% of the 1980 unincorporated area housing stock is made up of multifamily structures comprised of two or more units. (2) (Tables VII, VIII)

Mobilehomes have increased throughout the County at a greater rate than any other housing type. They are now the predominant type of new housing in Butte County. While the actual number of new mobilehomes in non-urban areas is low, the number of these units in relation to other types of housing is very high. Mobilehomes account for approximately 21% of all housing units in the unincorporated County. (Tables IX, X) In 1983, mobilehomes accounted for 31.5% of all new dwelling units.

2. Age

The median age of all dwelling units in 1977 was 15.7 years for the unincorporated community of Paradise, and 16.5 years for the rest of the unincorporated area. For the unincorporated area excluding Paradise, less than half of all units were constructed prior to July 1960; units built before 1939 account for 14.8% of the total housing supply. (3, 4, 5) The median age of all units in 1980 was 17 years, for the unincorporated community, the median age was 16.

3. Housing Conditions

In 1985, there was ~~There is~~ no current, reliable source of information regarding the condition of housing in the unincorporated area. (The 1980 Census did not include information on substandard or dilapidated housing.) Although the 1975 Special Census collected data on housing conditions, subsequent surveys of individual communities (6) within the County have proven that the 1975 Census seriously undercounts the extent of blighted housing conditions.

According to the 1975 count, housing units in the unincorporated area, excluding Paradise, that failed to meet local standards of health and safety (i.e., that are substandard) totalled 7.2% of all units. Dilapidated units comprised 0.7% of the unincorporated County housing supply, while substandard units capable of rehabilitation accounted for 6.5% of all units. Although these percentages for substandard housing are low, they are derived from the only Countywide survey of housing conditions since the 1970 Census. They have, therefore, been used in the analysis of housing needs as minimum estimates only. (Table XII)

The areas with the highest concentration of unsound housing in the unincorporated area are Chapmantown, which abuts the southeastern boundary of the City of Chico, and El Medio, located on the southern border of the City of Oroville. Almost 80% of the occupied housing in the unincorporated portion of Chapmantown is unsound.

A 1983 survey of Chapmantown indicated a minimum of 46% of all housing units need rehabilitation or are beyond repair. (7) To remedy this situation, the County applied for and received a Community Development Block Grant of \$865,000 for infrastructure and housing rehabilitation in 1983. Additional monies for housing rehabilitation in Chapmantown are being sought in the 1984 funding cycle.

The El Medio community has areas where as much as 80% of all dwelling units are in need of rehabilitation. From 1980 to 1983, 58 of these units have been rehabilitated, largely with Community Development Block Grant funds.

Because of the extent of physical blight and the high levels of poverty and unemployment in the Chapmantown and South Oroville communities, the County will continue to designate these as project areas for its Community Development Block Grant program.

In June 1990, Connerly & Associates, Inc., completed a housing conditions survey in those unincorporated communities with a substantial number of dwelling units in need of rehabilitation, including Chapmantown (Chico) and El Medio (South Oroville). The results show that 104 of the 1,418 (7.3%) households surveyed were

dilapidated and not suitable for rehabilitation. The table below shows the survey results for the communities of Chapmantown and El Medio and the combined total of those communities.

TABLE F
HOUSING CONDITIONS IN UNINCORPORATED
COUNTY OF BUTTE, 1990

<u>Housing Unit</u>	<u>Sound</u>	<u>Minor</u>	<u>Moderate</u>	<u>Subst.</u>	<u>Dilapidated</u>	<u>Total</u>
CHAPMANTOWN						
Single-family	479	29	22	19	45	594
Multifamily	105	0	0	0	0	105
Total	584	29	22	19	45	699
EL MEDIO						
Single-family	526	51	39	13	55	684
Multifamily	9	4	6	12	4	35
Total	535	55	45	25	59	719
BUTTE COUNTY TOTAL						
Single-family	1,005	80	61	32	100	1,278
Multifamily	114	4	6	12	4	140
Total	1,119	84	67	44	104	1,418

4. Housing Rents and Values

The market price of single-family homes in the County has ~~recently~~ **risen** dramatically in the past several years, a trend experienced by prospective home buyers in every jurisdiction of the state. While housing development costs, such as labor, material, and land are certainly on the rise, the asking price for homes is also dependent on market demand. In short, there are a sufficient number of buyers in the County who can pay over \$70,000 for a **three-** or **four-**bedroom home to justify this price level. Obviously, these market conditions have excluded a substantial proportion of lower- and middle-income families from buying a home in Butte County.

A special study conducted in early 1984 revealed Countywide housing rental and sale price averages. The average price for a **three-**bedroom home in the north County was \$93,617 and in the south County \$53,000, while the average rent for a **two-**bedroom apartment was \$313 per month in the north area and \$244 per month in the south area. This study also revealed that mobilehomes sell for an average price of \$21,500 in north Butte County and \$10,950 in south

Butte County. Space in mobilehome parks averages \$97.00 in the north County and \$77.00 in the south County. These costs are shown further by unit size on Table XIII.

In 1990, the Chico Board of Realtors reported an average home price in the Chico area of \$170,000 for all homes sold, and an average of \$70- to \$75,000 in the Oroville area for three-bedroom houses. These home prices reflect both the incorporated and unincorporated areas in Chico and Oroville.

From 1981-1983, rents increased an average of 5 to 20%. Housing prices in the north County rose from 6 to 17%, in the same period. Additional analysis is needed to determine the trends in the south County market. While some of these prices may seem high compared to the housing market in the County five years ago, they are low when compared to the state.

5. Vacancy Rate

In January 1980, the Department of Finance estimated the vacancy rate for unincorporated Butte County to be 5.5%. This compares to a rate of 5.1% for the incorporated areas and 5.3% for the entire County. (2) In January 1983, the Department of Finance estimated the vacancy rate for the entire County at 7.31%, an increase of 2% over 1980. The unincorporated area has the largest vacancy rate of 8.28%. Vacancy rates for incorporated areas are 6.11%. **The Department of Finance estimated a vacancy rate of 8.43% in unincorporated Butte County in 1990, an increase of 0.20% from 1983.**

This vacancy rate reflects units for sale and for rent, as well as units that are vacant but not available for occupancy. This latter category has traditionally contributed a large portion of all vacant units in Butte County. In 1977, the last date when a complete breakdown of vacant units was conducted, over 40% of all vacant units were not available for occupancy. Units in this category include seasonal housing, second homes, and units that are uninhabitable.

6. Tenure

Calculations on numbers of owner- and renter-occupied units in 1970, 1975, 1978 and 1980 indicate that the County percentage of owner-occupied units is increasing very slightly, while the percentage of renter-occupied units is dropping. (5, 8, 9, 10) This may be accounted for by the increases in owner-occupied mobilehomes in the County. As of 1980, 63.8% of all units were owner-occupied and 36.2% were renter-occupied. (11) (Table XIV)

It is assumed that these percentages are similar for the unincorporated area of the County.

7. Land Availability

As a predominantly rural County, Butte County has an abundant supply of land for future development. So plentiful is this supply that attempts to quantify it are difficult and have only recently been initiated. Two measures of the amount of land available for residential development in the County are presented here.

The first is an inventory of both developed and undeveloped residential parcels in the County. ~~This inventory of both developed and undeveloped residential parcels in the County.~~ This inventory is completed by planning areas in the County; residential parcels within incorporated areas are shown within planning areas as well as separately. This inventory does not list undeveloped parcels by size or by specific zoning, and, thus, does not measure the amount of development that can be accommodated. It provides only a general overview of undeveloped land which has been designated for residential development in Butte County. This inventory reveals that of 13,501 vacant parcels in the County, 13,190 are in unincorporated areas. (Table XV, Map 1)

This listing is supplemented by an analysis of the residential holding capacity of Butte County as designated by land uses in the current General Plan. This inventory lists the number of acres zoned for all uses within separate areas of the County, and estimated the number of dwelling units that can be accommodated in each area. The inventory concludes with a summary of the holding capacity of the County, in terms of both dwelling units and population. An ultimate population of 968,153 is determined based on land use designations of the General Plan. (Tables XVI, XVII)

While land zoned for residential development is plentiful in Butte County, not all sites are adequately served by the public facilities which are necessary to accommodate a residential use. The availability of public facilities to serve new residential development in Butte County is summarized below: *

Sewer System: Waste disposal services are provided by community-wide collection and treatment systems only in the urban areas of Butte County. Rural areas, and areas on the periphery of urban areas, in most cases use individual, on-site disposal methods (septic systems) for waste disposal.

Community-wide systems have the following capacity for additional waste disposal services; additional capacity may be provided by expansion and/or enlargement of the treatment facilities.

* Narrative is a summary of report prepared by Butte County Planning Department, January, 1981, and updated in 1984.

REMAINING CAPACITY
(in dwelling units)

Chico	***
Oroville	20,000+
Gridley	1,193
Biggs	150-1,000**
Paradise	_____

** If infiltration of lines can be arrested.

*** An absolute figure is unavailable, however, capacity is available for projected growth during the planning period.

Chico, Gridley, and Biggs sewage disposal systems are provided by incorporated communities and are available only upon annexation. Oroville services are provided in both incorporated and unincorporated areas. The City of Paradise is served entirely by on-site disposal systems (septic systems).

The remaining capacities of the existing community-wide sewage systems will accommodate the growth that is expected over the next five years.

The greatest constraints to residential development are in urban areas of the County not served by a community-wide sewer system (Paradise and unincorporated Chico). The extension of distribution lines of existing systems (Oroville and Chico) could alleviate these constraints.

The City of Oroville, and much of the unincorporated area in the Oroville region, are provided with public facilities through the Sewerage Commission - Oroville Region (SCOR). Paradise City is not served by SCOR but by on-site waste disposal systems (septic systems). The remaining cities in Butte County - Biggs, Chico and Gridley - are served by community-wide sewer systems and most of the remaining unincorporated county area is served by on-site waste disposal systems.

SCOR serves customers by one of three service districts, the City of Oroville, the Lake Oroville Area Public Utility District, or the Thermalito Irrigation District. In 1989-1990, SCOR provided service to 13,792 households, also referred to as Dwelling Unit Equivalents (DUE). In 1984-85, the total DUE serviced by SCOR was 12,335. Since then the total DUE growth has been 1,457, an average increase of 243 DUE per year.

In September 1990, SCOR projected capacity and growth within the region through the years 2001-2002. Projected totals are 14,917 DUE provided for in 1994-1995 and 16,042 DUE provided for in 1999-2000. Based on these projections, the average DUE growth per year from 1990 to 2000 is 205.

The City of Paradise has made preparations for a central sewage system that could provide service to areas in the Paradise Ridge Area beyond the incorporated City limits. There have been legal and financial constraints however slowing the design process, and the system will not likely be completed until 1994. Development in or adjacent to Paradise is constrained, at the present time, by the suitability of on-site septic systems or small scale holding facilities. This constraint virtually eliminates the possibility of new multifamily housing development in the Paradise area until a sewer system is in place.

Existing systems' capacities within incorporated areas are sufficient to meet the unincorporated county housing need of approximately 7,000 dwelling units between 1984 and 1990, 2,316 through July 1992, plus the housing needs of each individual city. To make use of these systems would require a conscious county policy of approving development primarily near the existing cities where they can be served by sewer systems. With the exception of the Villa Verona sewer system, which will have some limited capacity to serve vacant properties, development elsewhere in the unincorporated County area would be confined to development projects that can use on-site wastewater systems or small-scale wastewater holding facilities. Even with this limitation, there is sufficient capacity to Countywide housing needs between 1984 and 1992. After that time period, however, the County will need to plan for the long-term expansion of sewer facilities to serve outlying unincorporated communities.

Water Services

Water supply is not a constraint to development in the County, as abundant groundwater and surface supplies are generally available.

Paradise is presently serviced by two surface storage reservoirs which have the capacity to accommodate growth through 1990. Even though capacity exists, the water supply system is in need of improvement. An infiltration plant has been proposed to decrease turbidity and overall increase in water quality.

Future water supply constraints could be eliminated by purchase of additional water from local sources. Chico water service lines are expanded in response to specific development proposals. Other areas of the County contain abundant sources of water and future development will not be constrained by this factor.

Drainage Facilities

While not quantifiable in the same sense as sewage treatment facilities or community water systems, drainage facilities are essential to the orderly urban development of an area. Housing is directly dependent upon the availability of land suitable for urban development. With the exception of the Paradise area, Butte County's urban communities are constrained in varying degrees by lack of drainage facilities. Drainage facilities are particularly necessary for the provision of higher density developments needed to meet moderate-income housing needs and maintain an effective supply of rental housing. Any multifamily development in outlying unincorporated communities (those not adjacent to existing cities) would need to develop an adequate drainage plan to direct run-off to the appropriate facilities downstream. The cost of such drainage facilities would have to be borne by the proponent of the development. The issue of drainage capacity is not so much a physical constraint as a potential economic constraint. It may not be financially feasible for an individual developer to provide necessary drainage facilities for one project.

Streets and Traffic Circulation

Residential development within and on the periphery of urban areas of the County creates a need for expansion and improvement of the existing street system to accommodate increased usage.

The absence of an available funding source to finance needed expansions and improvements is an obstacle to residential development. With the passage of Proposition 13 in California, and the elimination of general obligation bonds as a mechanism to finance public facilities, Butte County, with the rest of the state, is searching for new mechanisms to finance construction of the necessary facilities which must accompany residential development.

In some areas of the County, specifically the Paradise Ridge Area, development in the unincorporated area will create a strain on the existing traffic infrastructure. Currently the County has passed a requirement-moratorium to encourage traffic considerations and preparations during the construction of additional housing units.

8. Opportunities for Energy Conservation

The County of Butte is fully enforcing the provisions of Title 24 of the California Administrative Code, which provides for energy conservation in new residences. The standards found in Title 24 create energy savings of approximately 50% over residential construction practices utilized prior to the standards enactment.

The Building Department of the County evidences an awareness of energy conserving design innovations and solar technology. The Department utilizes the Solar Systems Code Review Manual and its companion document, the Pool and Spa Solar Systems Code Review Manual, both published by ICBO to facilitate the installation of appropriate solar systems.

Under existing state law (the California Resources Code), local jurisdictions may adopt structural energy conservation standards in excess of the existing state standard. The County has chosen not to promulgate local standards. Additionally, it should be noted that increases in conservation standards generally increase home buyers' costs and will therefore exacerbate the existing housing affordability concern.

The County has a relatively large remaining amount of land available for development. Through the use of its zoning (police) powers, the County could require that new residential developments take advantage of solar orientation and lay out their streets on an east-west axis when possible.

There are also a number of jurisdictions in California which have adopted solar access ordinances. Such ordinances, through the use of bulk-plane standards and other techniques, can increase the use of energy efficient and solar designs in residences. The relatively large amount of land remaining in the County indicated that the use of the opportunities mentioned above have potential to significantly decrease the energy use in new residential structures.

A major concern in the area of energy conservation is the relationship of housing to employment and the necessary transportation lines between them. While specific energy savings are difficult to quantify because of the myriad of variables involved in our transportation systems, it is generally true that a close physical proximity between home and work provide transportation energy savings. The County, in its land use decisions, should be aware of this issue and include it in the decision-making process.

With regard to other "alternative" energy sources, it should be noted that Butte County is not in an area of either geothermal or significant wind activity, and, therefore, cannot take advantage of these sources.

It appears that the County, through the enforcement of Title 24 and by its sensitivity to innovative design, is making adequate use of residential energy conservation opportunities. The institution of the above described orientation and solar access standards would enhance the County's efforts in this regard.

Sources: Section C

1. 1980 U.S. Census, Preliminary Counts
2. California Department of Finance, Population Research Unit
3. 1975 Special Census, Butte County
4. Building Permit Data from Butte County Building Department
5. 1970 U.S. Census
6. Neighborhood Study of Chico, 1978
7. Special Survey of Chapmantown and El Medio by Connerly & Associates, Inc.
8. 1976-77 Butte County Housing Assistance Plan
9. 1978-79 Butte County Housing Assistance Plan
10. 1980-81 Butte County Housing Assistance Plan
11. 1980 Census
12. Annual Planning Information 1983-84

D. Market and Governmental Influences

The ideal housing market is one in which private industry is able to satisfy the needs and demands of its users without the benefit of government assistance. The housing market is frequently deterred from functioning effectively, however, because of constraints imposed by government as well as those whose origin is from the private sector itself. A principal objective of the Housing Element is to identify those factors which inhibit the housing market from properly performing and to attempt to correct those deficiencies which are within the sphere of local influence.

The production and delivery of housing is a complex process, involving several layers of government and countless private participants. It is largely because of this complexity and multiple involvement that housing costs can rarely be directly influenced solely by one segment of the housing delivery system.

1. Government Constraints

Although there are several components of housing production which are beyond the control of local government, such as the cost and availability of mortgage capital, labor, and materials, there are key elements which are directly controlled by local government and are, thus, legitimate subjects of inquiry for a Housing Element. The most obvious and significant factors falling within the influence of local government are:

a. Land Availability

Through its planning and zoning policies and practices local government dictates how much and in what location land will be made available for residential development, the timing of land availability, and the conditions under which such land may be utilized.

b. Land Development Process

Through its subdivision ordinances, and other land use controls, local government provides the framework within which development may take place. The process established may frustrate or facilitate residential development.

The tables below show the planning fees for the County and the zoning regulations for agriculturally and residentially zoned land in the unincorporated County.

**TABLE G
PLANNING AND DEVELOPMENT FEES
COUNTY OF BUTTE**

Appeal/EIR Requirement:	50% of total application fee
Appeal/PC* Decision:	50% of total application fee
Boundary Line Modification: Determinations	\$ 250.00
(Cert. of Comp.):	\$ 100.00
Development Agreement:	\$2,353.00 minimum
General Plan Amend.	\$1,100.00 minimum
Land Conservation Agreement (Inclusions):	\$ 250.00
Land Conservation Agreement (Withdrawal):	\$1,000.00
Mining Permit/Reclamation Plan:	\$ 988.00 minimum
Parcel Map:	\$ 543.00 minimum
Pre-App Review-OPA:	\$ 500.00 deposit min.
Publication of Adopting Zoning Ordinance:	\$ 500.00 deposit min.
Rezone:	\$1,217.00 minimum
Rezone-PUD:	\$1,172.00 minimum
Specific Plan:	\$1,153.00 minimum
Subdivision Map:	\$ 533.00 + per lot
TPZ Zone:	\$1,160.00 minimum
Use Permits:	\$ 988.00
Variance:	\$ 588.00
Waiver:	\$ 533.00 + per lot

Note: *PC - Planning Commission

Source: County of Butte Planning Department

Any of the 23 zones listed in the following table can be developed for housing. The regulations for each of these zones permit at least one dwelling unit per lot.

TABLE H
DISTRICT ZONING REGULATIONS
COUNTY OF BUTTE

<u>Zone</u>	<u>Specifics</u>
AGRICULTURAL	
A-2	Unincorporated areas
A-5 Agricultural	5 acres min.
A-10 Agricultural	10 acres min.
A-15 Agricultural	15 acres min.
A-20 Agricultural	20 acres min.
A-40 Agricultural	40 acres min.
A-160 Agricultural	160 acres min.
AGRICULTURAL-RESIDENTIAL	
A-R Ag.-Residential	***
AR-1/2 Ag.-Residential	1/2 acre min., ***
AR-1 Ag.-Residential	1 acre min.
AR-2 1/2 Ag.-Residential	2 1/2 acres min.
AR-5 Ag.-Residential	5 acres min.
AR-10 Ag.-Residential	10 acres min.
AG.-RESIDENTIAL-Mobilehome	
AR-MH Ag.-Res. Mobilehome	***
AR-MH-1 Ag.-Res.-Mobilehome	1 acre min., ***
AR-MH-2 1/2 Ag.-Res.-Mobilehome	2 1/2 acres min.
AR-MH-3 Ag.-Res.-Mobilehome	3 acres min.
AR-MH-5 Ag.-Res.-Mobilehome	5 acres min.
MISCELLANEOUS	
A-SR Ag.-Suburban Residential	8,125 ft. min.
MHP Mobilehome Park Zone	10 contiguous acres min.
M-R Mountain or Recreation	
Subdivision-Residential	1/2 acre min.
PUD Planned Unit Development	Flexible
R-MH Residential Mobilehome	500 sq.ft. home min.

Source: County of Butte Planning Department, Applications Fee Schedule, effective February 3, 1990.

In addition to the 23 zones listed above are the four residential zones, R-1, R-2, R-3 and R-4. The table below shows the specific County regulations for these four residential zones.

TABLE I
RESIDENTIAL ZONES - THE COUNTY OF BUTTE

		<u>Zones</u>			
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>
(a)	Height (feet)				
	Principal	<u>Comment:</u> Must Conform to the provisions of County Building Code Section 26-3.5.			
	Accessory				
(b)	Parcel size (sq. ft.)	*6,500	*6,500	*6,500	*6,500
	Corner	*7,000	*7,000	*7,000	*7,000
	Split single-family on zero lot line (half plex):				
	Corner	N/A	4,000	4,000	4,000
		N/A	5,000	5,000	5,000
(c)	Building site area per unit (sq. ft.) w/ 2 off-street parking spaces:	6,500	3,250	3,250	2,150
(d)	Parcel width (feet) at setback line:				
	Interior	65	50	50	50
	Corner	70	65	55	55
(e)	Public street frontage:				
	Curve or cul-de-sac (ft)	40	40	40	40
(f)	Front yard setback (ft):				
	Back of property line**	20	20	20	20
	Side street prop. line**	20	20	20	20
(g)	Side yard setback (feet):	5	5	5	5
(h)	Rear yard setback (feet):	15	10	5	5
(i)	Distance between bldgs. on the same parcel (ft):	10	10	10	10

Notes: * On public sewage disposal service. All other lots to meet requirements of the Environmental Health Division for septic systems.

** Or edge of right-of-way on private roads.

*** Site Requirements

Source: The County of Butte Planning Department, Butte County Zoning Ordinance, March 1989.

(d)	Parcel width (feet) at setback line:				
	Interior	65	50	50	50
	Corner	70	65	55	55
(e)	Public street frontage:				
	Curve or cul-de-sac (ft)	40	40	40	40
(f)	Front yard setback (ft):				
	Back of property line**	20	20	20	20
	Side street prop. line**	20	20	20	20
(g)	Side yard setback (feet):	5	5	5	5
(h)	Rear yard setback (feet):	15	10	5	5
(i)	Distance between bldgs. on the same parcel (ft):	10	10	10	10

Notes: * On public sewage disposal service. All other lots to meet requirements of the Environmental Health Division for septic systems.

** Or edge of right-of-way on private roads.

*** Site Requirements

GENERAL ZONING SITE REQUIREMENTS - THE County OF BUTTE (Section 24-33 of Butte County Zoning Ordinance)

There are established certain minimum standards applicable to building sites throughout the county regardless of zone. Such standards may be reduced or increased by the regulations of a particular zone by explicit regulation in the section of Article III containing regulations for that zone:

- (a) Lot area or building site: Minimum required area for a lot per dwelling unit shall be no less than eight thousand one hundred twenty-five (8,125) square feet excepting where public sewage disposal service is provided, a minimum of six thousand five hundred (6,500) square feet may be allowed for inside lots with a minimum of seven thousand five hundred (7,500) square feet for corner lots.
- (b) Lot width: Minimum lot width shall not be less than sixty-five (65) feet.
- (c) Front yard: Minimum front yard shall be fifty (50) feet from the center line of the road, except where the road is classified by the county as a Federal Aid Secondary Road the minimum building setback requirement shall be fifty-five feet from the center line of said road.
- (d) Side and rear yards: Minimum side and rear yard shall not be less than five (5) feet.

Source: County of Butte Planning Department.

TABLE J
GENERAL ZONING SITE REQUIREMENTS - THE COUNTY OF BUTTE
(Section 24-33 of Butte County Zoning Ordinance)

There are established certain minimum standards applicable to building sites throughout the County regardless of zone. Such standards may be reduced or increased by the regulations of a particular zone by explicit regulation in the section of Article III containing regulations for that zone:

- (a) Lot area or building site: Minimum required lot area per dwelling unit is 8,125 square feet, excepting where public sewage disposal service is provided, in which case a minimum of 6,500 square feet may be allowed for inside lots and 7,500 square feet for corner lots.
- (b) Lot width: Minimum lot width is 65 feet.
- (c) Front yard: Minimum front yard is 50 feet from the center line of the road, except where the road is classified by the county as a Federal Aid Secondary Road, in which case the minimum building setback requirement is 55 feet from the center line of said road.
- (d) Side and rear yards: Minimum side and rear yard is five feet.

Source: County of Butte Planning Department.

Based on these zoning requirements, the maximum allowed density would be 6 dwelling units per acre in the R-1 zone, 13 dwelling units per acre in the R-2 and R-3 zone, and 20 dwelling units per acre in the R-4 zone. Typical densities are: 4-5 dwelling units per acre in the R-1 zone, 6-10 dwellings per acre in the R-2 zone, 11-12 dwelling units per acre in the R-3 zone, and 13-16 dwelling units per acre in the R-4 zone.

c. Public Services and Facilities

Many services which are pre-requisite to housing development - sewers, water, streets, electricity - are directly or indirectly controlled by local government policies and actions.

Development constraints pertaining to public services and facilities in the Firhaven Creek, Paradise Reservoir and Magalia Reservoir Watersheds include:

A. Land Use

1. That a Watershed Protection Zone shall be overlaid onto the Magalia Reservoir, Paradise Reservoir and Firhaven Creek Watersheds.
2. Current lot or parcel sizes in the Firhaven Creek Watershed shall be stringently maintained. No further division of lots or parcels shall be permitted.
3. Current zoning shall be maintained within the Magalia Reservoir, Paradise Reservoir, and Firhaven Creek Watershed other than to allow the consideration of zoning proposals to a larger minimum parcel size.
4. No change in zoning shall be made and no use permit shall be issued unless and until the individual and cumulative impact of additional sewage disposal and surface water runoff created by new development can be controlled. Until it can be proven to the approving authority by the applicant(s) to have no adverse effects upon the water quality of the watershed, no such zone change or use permit will be approved.

B Sewage Disposal

1. A 100-foot sewage disposal setback from a perennial stream, a 50-foot setback from an ephemeral stream or drainageway, and a 200-foot setback from a lake or a reservoir shall be strictly enforced for all lots or parcels within the Firhaven Creek, Paradise Reservoir and Magalia Reservoir Watersheds, regardless of the date the lot or parcel was created.

d. Building Regulations

Through building codes and other land use requirements, local government heavily influences the style, quality, size, and costs of residential development. Restrictive regulations may adversely affect the ability of the industry to provide housing, at affordable prices, for a significant portion of the population.

e. Community Amenities

Through its subdivision ordinances, land development process, and attitudes, local government determines those amenities which must be provided by the private sector in new housing developments.

Parks, schools, bike lanes, and similar amenities placed on the developer of new residential development, obviously influence housing production and delivery. Frequently, the local government adds such requirements when it "negotiates" the conditions which will be required for subdivision map approval.

In a survey of several residential developers operating in Butte County, a number of factors were identified as having an adverse impact upon the production of housing. Several factors were perceived as influencing the upward spiral of housing costs. Among those cited were excessive time delays in plan checking and permit application processing; inflexible land use controls; excessive land development fees; unnecessary public facilities (curbs, gutters, sidewalks, streets, etc.) requirements; necessary information regarding the land development process not readily available; inconsistent information frequently provided by County personnel; existing subdivision procedures which inhibit innovation; the element of uncertainty regarding whether approval to develop will be granted and sustained.

While certain developers identified specific problems directly attributable to local government (such as the time involved in obtaining approval to convert one large parcel into two smaller parcels (12 months), the difficulty in obtaining approval to employ the technique of "zero-lot line" development, and the inability to schedule inspections and to obtain building permits in a timely manner, other developers considered the County's land development system orderly and void of any major constraints.

Within the Land Use Element of the County's General Plan, no measurable limits have been set on the availability of land for residential development. Until the County revises this policy, and sets tighter restrictions on the amount of land to be developed for housing, government land use controls will not be a greatly limiting factor. The most substantial problem is, instead, the need for extension of sewer lines and utilities. At this time, huge tracts of developable land are available for residences, yet suitability is limited by the lack of public facilities in place.

Property tax was a governmental factor that seriously affected housing costs prior to the passage of Proposition 13. Before the passage of this measure in June 1978, property taxes represented 20-35% of monthly housing costs in many situations.

Reduction of property taxes due to Proposition 13 was expected to reduce housing costs by as much as 17% for the average Butte County homeowner. By effectively reducing housing costs, Proposition 13 was expected to enable additional prospective home buyers with lower household incomes to qualify for the purchase of a home. However, because of increases in the cost of single-family homes in Butte County, and throughout the state, the purchase of a first home is still limited to higher-income families.

Proposition 13 may have been a greater influence, however, in allowing families already owning homes to reduce their housing costs. In addition, the percentage of retired persons living on fixed incomes and overpaying for housing expenses may have been reduced.

As a "general law" County, Butte County is required to operate pursuant to the mandates of the State of California with respect to its land use controls, development processing, and permit requirements. Each of the state's statutory and regulatory mandates is implemented by the County through ordinances, resolutions, and other procedures adopted by the Board of Supervisors.

Butte County's development processing requirements represent the minimum standards mandated by the state; they impose no extraordinary requirements or procedures, such as those commonly associated with local growth management strategies. Therefore, any efforts to significantly modify the substance of the County's development review and approval process will likely necessitate modification of the underlying state mandates.

A detailed discussion of the major components of the land use regulatory system mandated by the state, including time requirements and fees imposed by the County, is provided below.

f. Environmental Review

Mandated by the California Environmental Quality Act (CEQA) of 1970 as amended, each local agency with discretionary authority over a project must evaluate its impacts before approving the project. Butte County's CEQA review is administered by the Planning Department, operating under the County's procedures. The Planning Department estimates that approximately 85% of all projects will not result in significant environmental impacts and are, thus, processed with "Negative Declarations". EIR's are required for the balance of projects reviewed by the County.

The review process is comprehensive and many variables, including project size, type, and location affect the outcome of the initial study phase and determination of the next step. On an average, it takes approximately six weeks to prepare, review, and respond to comments on a Negative Declaration. In contrast, the same functions take approximately six to seven months to accomplish for a project with an EIR.

Constraints to housing production result from the time involved in the environmental review process rather than from direct fees. These costs are passed along to the consumer in the form of higher housing costs. To the extent that the process can be accomplished

in a more timely and efficient manner, the costs of housing may be reduced. Techniques for achieving this objective include the following:

1. Utilizing modern data retrieval methods made available with computer technology; and
2. Placing greater emphasis on and improving the level of analysis contained in EIRs prepared on area-wide projects, such as General Plan Amendments, so that consistent zoning and/or development projects can more efficiently be evaluated in light of these EIRs.

The application of computer technology to the information collection and analysis phase of the environmental review function would require additional funding from the Board of Supervisors. The Planning Department is currently placing greater emphasis on area-wide EIRs as they are being prepared in conjunction with the more detailed area plans and rezonings in the County.

g. General Plan and Zoning

The legislature initially mandated local General Plans in 1955. The legislature and courts have required that local governments act in a manner "consistent" with the General Plan when approving subdivisions and in the application and administration of zoning.

Despite this new relationship between zoning and General Plans, they differ in several significant ways. A General Plan is comprehensive, dealing with many facets, including land use, housing, circulation, and the environment. It is long range, addressing a desirable future. It is general, dealing with categories of land uses, ranges of intensity, policies for environmental quality, services, protection from natural hazards, and housing. Zoning is specific, precise, and affects the immediate use of land.

Butte County's General Plan dates to 1971, supplemented by various revisions and Element additions in 1973, 1974 and 1977. In 1979, the County adopted the present Land Use Element, which consists of a policy plan and Countywide map. Area Land Use Maps which predated the consistency requirements are being systematically updated to reflect the policies in the 1979 Land Use Element.

To date, four planning areas have been completed, including:

Gridley - Biggs	1981
Paradise	1981
Chico	1982
Oroville	1984

Amendment of the General Plan can be initiated by the Board of Supervisors, Planning Commission, and by private application. Depending upon the environmental review conclusion, it takes approximately 10-12 weeks to amend the General Plan with a Negative Declaration and six to seven months with an EIR. As a practical matter, it may take considerably longer for final approval due to the four annual amendments prescribed in the Government Code. The County attempts to spread these amendment cycles more evenly through the year so as to minimize the delays while awaiting an appropriate time for an amendment.

Zoning - the regulation of the use, height, bulk, lot size, and development standards applicable to private and, to some extent, governmental lands - is adopted by ordinance. Codified in 1976, Butte County's zoning ordinance contains 54 principal zones ranging from the A-2, a general zone, through the typical residential, commercial, industrial zones, and including specialized zones for the timber preserve. The County's major zoning thrust has been to eliminate the general A-2 zone in favor of a more precise zoning, since its broad range of available uses are insufficient to be considered consistent with the County's General Plan. Since 1980, R-3 and R-4 zoning have been revised so that densities are consistent with the General Plan. A review of the County's zoning ordinance reveals several zones which are virtually identical and might be consolidated to reduce verbiage and increase the public's understanding of its contents. The PUD (Planned Unit Development) zone is the County's flexible zoning mechanism intended to cover the non-traditional types of development. A review and broadening of this zone has just been completed. (1984)

Stability, predictability, and ready understanding are the key elements of a positive planning approach to housing. In this regard, the steps described below would assist in achieving these objectives:

- 1) Review and revise the zoning ordinance to consolidate, streamline, and simplify its language (in process);
- 2) Revise the flexible zoning procedures so as to encourage a greater utilization of all basic uses, including mixed uses (perhaps incorporating flexible development approvals by the Planning Commission in lieu of, or as an alternative to, the two step PUD approval).

h. Land Development - Subdivision

The process of dividing land into saleable building sites is established by the Map Act, which, as implemented through County ordinances, provides the means to achieve legal land divisions and

the physical improvements to insure the proper utilization of the site. The subdivision process also provides the framework for adjusting parcel sizes to the physical circumstances and assisting in the provisions of water and waste disposal.

Working in conjunction with zoning, the subdivision process can implement land use policy as it relates to density and intensity of use; the County's subdivision ordinance, supplemented by various resolutions affecting design standards and other requirements, establishes the basic procedural requirements. There are two basic subdivision types: the parcel map for those divisions creating four or fewer parcels and the tentative-final map for those divisions creating five or more parcels.

Butte County employs an Advisory Agency composed of representatives from Planning, Public Works, and Environmental Health. Other departments associated with the review and approval of subdivisions submit comments to the Advisory Agency. The Advisory Agency reviews, approves or disapproves, and attaches appropriate conditions pursuant to the County's ordinances and resolutions. The Planning Department's role is to determine consistency with the General Plan, as required by state law. The Land Development Section of the Public Works Department is responsible for the application, distribution, review, and overall processing of subdivisions. Environmental Health notifies the Land Development Section of Public Works so that they have sufficient information to take action.

Once the environmental review is completed, it takes approximately three weeks to obtain a decision on the tentative map from the Advisory Agency. The time between tentative approval and final approval is largely determined by the subdivider, who can either complete the conditions or bond for their completion. Typically, it takes about nine months between tentative and final approval for parcel maps and 18 months for a final map. Decisions of the Advisory Agency are appealable to the Board of Supervisors.

The subdivision process has been the subject of a citizens committee's review to suggest various means of improving the process; their recommendations involve the creation of a land development coordinator to shepherd projects through the system, and the merger of the Planning and Environmental Review Departments which was accomplished in July of 1981.

i. Local Agency Formation Commission

The Local Agency Formation Commission, or LAFCo, is responsible for the coordination and approval of the organizational changes of cities and special districts. LAFCo must act favorably on all annexation, detachments, formations, incorporation, consolidations, dissolutions, and minor boundary changes prior to their enactment by either the originating body or the Board of Supervisors.

Provided with a staff of two, Butte County's LAFCo is structured broadly within the Butte County Planning program and organization. Time requirements for processing vary considerably, although once the environmental review phase is complete, it generally takes about one month to begin consideration by the LAFCo Board, which is composed of members representing the cities, special district and County.

j. Environmental Health

Technically, the Environmental Health Division is a part of the Health Department of the County of Butte. The Environmental Health Division deals with, among other things, the health aspects of water supply and waste disposal. As a result, this department plays an important role in the planning development process, particularly in the County of Butte, which relies heavily on on-site water and waste disposal methods.

Unlike other departmental relationships to the applicant or developer, Environmental Health is highly interactive, requiring various on-site and additional involvement, depending on the circumstances of the property. Environmental Health participates in the review of all rezonings, General Plan amendments, Use Permits, etc., but is most directly involved in subdivision approvals and the approval of individual waste disposal systems. The Environmental Health Division's review of subdivisions take place during the time frame of the Land Development Section's review and is not in addition to this requirement. Given the importance of a healthy and safe means of water supply and waste disposal, not only to the eventual users of the property, but to the community as well, this aspect of the development review process is essential. Little change, short of either elimination of this mandated review of the provision of sewers, can be substituted.

"An environmental review under the California Environmental Quality Act and a review by the Regional Water Quality Control Board is currently required before a permit can be issued when the effluent from a project is expected to exceed 2,500 gallons per day or involves six or greater dwelling units. The process provides the Central Valley Regional Water Quality Control Board with an opportunity to review and comment on and/or set discharge requirements, if necessary."

Since the Environmental Health Division employs only those standards contained in Appendix 7 and Regional Water Quality Control Board Guidelines in the review and approval of such permits, the County exercises virtually no discretionary judgment over a project which is otherwise permitted by the General Plan, zoning, etc.

However, in the last year, comments from Environmental Health on sewerage requirements have become increasingly important in the decision-making process of the Planning Commission, partly as a result of the nitrate study prepared by the State Water Quality Control Board. The study indicates septic systems are the primary source of nitrate pollution in Chico.

Based on the information in the report, Environmental Health might not recommend approval of a development otherwise allowed by the General Plan on septic tanks.

There are two resolutions to this problem:

- 1) To undertake a comprehensive mapping program of groundwater levels, septic capabilities, and water quality.

This data could then be more accurately reflected in the General Plan, or

- 2) Prepare a capital improvements plan for sewer and water main extension and tie to zoning and General Plan.

Either solution requires substantial funding and support from the Board of Supervisors.

2. Market Constraints

As expressed earlier, housing involves many interests, any one of which can effectively slow or stop production. Frequently, the market creates its own impediments. In such instances, there is generally little that local government can do to correct market imperfections, such as labor-management difficulties, poor contractor/subcontractor relationships, or materials shortages caused by trade disputes. In other instances, market impediments are caused by government, but cannot be alleviated by local government. For example, federal monetary policy will directly affect the supply and cost of mortgage capital; and state energy policies will directly affect the supply of and demand for insulation. Yet, Butte County cannot counter these policies when their impacts become adverse to the local housing market.

There is much public concern about the rapid escalation of housing prices. While government regulations contribute, to an extent, to this upward spiral, as do the forces of inflation, an often overlooked reality is the influence of the market itself -- buyers and sellers -- upon housing prices. For example, the second-time home purchaser repeatedly rejects "basic" houses, preferring instead the dwelling with substantial amenities and other extras. The seller of an existing house artificially inflates the sales

price to make a profit or capture the equity that has occurred through value appreciation and wonders why housing prices are so high when that seller re-enters the housing market as a purchaser. This form of speculation triggers inflation in the new house market. In effect, the seller (or consumer) frequently creates, in a direct fashion, the problem about which he/she complains in the housing market.

Another market constraint is the host of fees and costs incurred as part of the sales transaction. Title insurance, closing costs, points, prepayment penalties, and real estate sales commission (typically 6%) are all generally built into the sales price. These costs which may represent as much as 10% of the sales price; contribute significantly to increased housing prices. Each time a specific dwelling is sold, these costs must be borne.

A major constraint to the development of housing are federally inspired higher interest rates. Their disastrous effect was reflected in the lack of construction alacrity in 1980-1983.

An important consideration in the assessment of housing needs in Butte County is the availability of financing. Because financing a single-family home is more difficult than meeting rental payments in duplexes or multifamily units, it is important to translate home costs into the strains it can put on the buyer. The table below illustrates the effect of various interest rates on different loan values.

TABLE K
THE EFFECT OF CHANGES IN INTEREST RATES ON THE
COST OF A HOME LOAN*

<u>Loan Amount</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>
\$ 60,000	\$ 440	\$ 483	\$ 527	\$ 571	\$ 617
\$ 80,000	\$ 587	\$ 644	\$ 702	\$ 762	\$ 803
\$100,000	\$ 734	\$ 804	\$ 878	\$ 952	\$1,028
\$120,000	\$ 880	\$ 961	\$1,053	\$1,143	\$1,234
\$150,000	\$1,100	\$1,207	\$1,316	\$1,428	\$1,543
\$200,000	\$1,467	\$1,609	\$1,755	\$1,905	\$2,057

*Assumes a 30-year, fixed rate mortgage.

Source: Connerly & Associates, Inc.

The table below combines the Income Limits as stated by the California Department of Housing and Urban Development, 1990, and the respective affordability possible by household size. Household affordability, as mentioned below, is based on 30% of monthly household income.

TABLE L
HOUSING AFFORDABILITY TABLE*

<u>Household Size</u>	<u>Income Level and Monthly Payment</u>			
	<u>Very Low-</u>	<u>Low-</u>	<u>Median-</u>	<u>Moderate-</u>
One	\$10,300 \$ 258	\$16,450 \$ 411	\$20,600 \$ 515	\$24,700 \$ 618
Two	11,750 294	18,800 470	23,500 588	28,200 705
Three	13,250 331	21,150 529	26,450 661	31,750 794
Four	14,700 368	23,500 588	29,400 735	35,300 883
Five	15,900 398	24,950 624	31,250 781	37,500 938
Six	17,050 426	26,450 661	33,100 828	39,700 993
Seven	18,250 457	27,950 699	34,900 873	41,900 1,048
Eight	19,400 485	29,400 735	36,750 919	44,100 1,103

Note: * Affordable housing payment based on 30% of monthly household income.

Source: Connerly & Associates, Inc.

Components of housing and land development costs in Butte County in 1981 are shown on the attached tables.

NOTES:

1. Data on housing and development costs obtained with the cooperation and assistance of local developers and Crocker Bank, San Francisco, Research Division. Due to the confidential nature of some of the information, the sources are not identified. The information varied in detail and method of accounting sufficiently to require estimates and adjustments which were made by the Planning Department based on the observations of the developers.
2. Price ranges reflect relative market orientation rather than a specific housing value.
3. Finance costs established in reference to the prime or commercial rate and remain relatively unknown until the time of sale, when passed on to the consumer. Studies indicated that financing costs represent from 2% to 5% of the final cost

of the unit (Housing - A Call for Action, a report from the Santa Clara County Housing Task Force, Santa Clara County 1977).

4. Profit established for sale of improved lot only (many subdividers do not build homes), the difference between the cost of the improved lot, dwelling, and final sale price represents profit for the total delivery of the dwelling.
5. Based on developer estimates.
6. Based on adjusted building valuation data (unit labor and materials) for a multiple 1,100 square foot dwelling.
7. Land costs often higher due to sewer requirements for mortgage insurance.

TABLE III

Estimated Population Breakdown by Age*

	<u>Butte County Total</u>	<u>Under 18</u>	<u>18 - 65</u>	<u>65 and Over</u>
1980	143851	33253 (23.1%)	88347 (61.4%)	22251 (15.5%)
1985	162978	36182 (22.2%)	101535 (62.3%)	25261 (15.5%)
1990	186300	42849 (23.0%)	114574 (61.5%)	28877 (15.5%)

*Source: Base Population Figure: 1980 U. S. Census
 Age Specific Growth Rates: Department of Finance, Population Projections,
 Series F-150.

TABLE IV

Breakdown of Households by Race/Ethnicity - 1975*

<u>Area</u>	<u>Black</u>	<u>Mexican-American</u>	<u>Other Spanish</u>	<u>Native American</u>	<u>Asian</u>	<u>Other</u>
Unincorporated Butte County (excluding Paradise)	461	341	84	268	107	347
Percentage of all unincorporated County households	(1.9%)	(1.4%)	(0.4%)	(1.1%)	(0.4%)	(1.4%)

Breakdown of Population by Race/Ethnicity - 1980**

<u>Area</u>	<u>White</u>	<u>Black</u>	<u>American Indian Eskimo Aleut.</u>	<u>Asian Pacific Islander</u>	<u>Other</u>	<u>Spanish Origin (Note)</u>
Unincorporated County	74838	997	1413	686	2667	4306
Percentage of unincorporated population	(92.8%)	(1.2%)	(1.8%)	(.9%)	(3.3%)	

Source: *1975 Special Census, Butte County.

**Sacramento Area Council of Governments Census Data Center, 1980.

NOTE: Persons of Spanish origin are represented in the five race categories.

TABLE V

Household Income by Rent/Ownership Costs

Renters: 19612

<u>Income</u>	<u>Rent over 25% Income</u>	<u>% Overpaying</u>
Less than \$10,000	8932	80.3%
\$10,000 to \$19,999	2332	39.5%
\$20,000+	<u>91</u>	<u>3.5%</u>
Total	11355	58.0%

Not Computed: 8257

Homeowners: 25340

<u>Income</u>	<u>Costs over 25% Income</u>	<u>% Overpaying</u>
Less than \$10,000	3028	46.4%
\$10,000 to \$19,999	2665	31.9%
\$20,000+	<u>1180</u>	<u>11.3%</u>
Total	6873	27.2%

Not Computed: 18467

NOTE: References 1980 Census "H-8"

TABLE VI

Butte County Employment Forecast 1983-1990

<u>Sector</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Agriculture/ Forestry	2818	2888	2961	2942	2923	2904	2886	2868
Mining/ Construction	1529	1723	1942	1990	2038	2088	2139	2191
Manufacturing	3892	4185	4500	4596	4694	4794	4896	4999
Transportation/ Utilities	2738	2760	2783	2818	2853	2889	2925	2962
Trade	11929	12579	13264	13652	14050	14460	14883	15318
"Fire"	2258	2254	2250	2321	2394	2470	2547	2627
Services	9984	10013	10043	10302	10568	10840	11120	11405
Government	10589	10324	10067	10221	10377	10536	10697	10862
Other	*	*	11346	11794	12260	12744	13247	13770
Total Employment	56357	57768	59215	60698	62218	63775	65372	67008
Civilian Labor Force	61992	63545	65137	66768	68440	70153	71909	73709

NOTE: Assumes a constant unemployment rate of 10%.

Because of rounding, totals are slightly larger than the individual columns.

References: Annual Planning Information, 1983-1984

"Butte County 1985-2000 Population Employment Land Use"

TABLE VII

Breakdown of Housing Units by Type 1975* and 1977**

	Total Housing Units			Single Family			Multi Family			Mobile Homes		
	1975	1977	Change	1975	1977	Change	1975	1977	Change	1975	1977	Change
Unincorporated Area***	35178	38467	+9%	24816 (70.5%)	26042 (67.7%)	+5%	3237 (9.2%)	3824 (9.9%)	+18%	7125 (20.3%)	8601 (22.4%)	+21%
Paradise	9315	10634	+14%	6348	6802	+7%	589	701	+17%	2369	3131	+32%
Oroville Unincorporated	5673	6298	+11%	4573	4850	+6%	276	284	+3%	834	1164	+41%
Chico Unincorporated	10180	10919	+7%	6563	6751	+3%	2196	2662	+21%	1421	1506	+6%
Rural Unincorporated	10010	10616	+6%	7332	7639	+4%	167	177	+6%	2511	2800	+12%
1980 Unincorporated County****	25863	27833	+8%	18468	19240	+4%	2639 (11.2%)	3123 (11.2%)	+18%	4756	5470 (19.7%)	+15%

TABLE VIII

	1980 Total	Single-Family	Multi-Family	Mobile Home
Biggs	513	426(83.0%)	48(9.4%)	39(7.6%)
Chico	10,496	5,484(52.2%)	4,981(47.5%)	31(.3%)
Gridley	1,577	1,362(86.4%)	204(12.9%)	11(.7%)
Oroville	4,028	2,530(62.8%)	1,245(30.9%)	253(6.3%)
Paradise	9,870	6,793(68.8%)	774(7.8%)	2303 (23.3%)
Total Incorporated	26,484	16,595(62.7%)	7,252(27.4%)	2,638(9.9%)
Unincorporated	31,786	20,742(65.3%)	3,327(10.5%)	7717(24.3%)
Total County	58,270	37,337(64.0%)	10,579(18.12%)	10354(17.8%)
<u>1983</u>				
Chico	12,352	6,431(52%)	5,888(46%)	34(2%)
Oroville	4,430	2,635(59%)	1,599(36%)	196(5%)
Paradise	10,471	7,596(73%)	1,006(10%)	1,869(17%)
Gridley	1,732	1,482(85.6%)	243(14%)	7(.4%)
Biggs	542	448(83%)	57(11%)	37(6%)
Incorporated	29,527	18,592(63%)	8,792(30%)	2143(7%)
Unincorporated	36,927	24,056(65%)	5,153(14%)	7718(21%)
TOTAL	66,454	42,648(64%)	13,945(21%)	9861(15%)

TABLE IX

Residential Construction Activity and Trends
Unincorporated Butte County

<u>Year</u>	<u>SFR</u>	<u>2-4 Plex</u>	<u>5 or Greater</u>	<u>Mobile Homes</u>
1970	325	34 (111)*	2 (48)	NA
1971	483	49 (164)	9 (96)	NA
1972	646	28 (68)	11 (292)	NA
1973	454	57 (162)	6 (52)	NA
1974	449	23 (78)	9 (53)	NA
1975	542	60 (202)	3 (30)	562
1976	811	49 (171)	9 (84)	677
1977	1038	56 (141)	6 (48)	752
1978	941	117 (258)	5 (86)	733
1979	1027	117 (338)	4 (31)	702
1980	831	12 (25)	1 (9)	599
1981	568	43 (109)	2 (48)	390
1982	406	15 (38)	4 (36)	251
1983	433	41 (108)	5 (40)	268

Source: Butte County Public Works - Building Permit Records.

*Number of living units in brackets.

TABLE X

Mobile Home Parks, Butte County 1972 - 1983

<u>Year</u>	<u># Parks</u>	<u># Spaces</u>	<u># Occupied Spaces</u>	<u>Population</u>	<u>Pop/HH</u>	<u># Vacant</u>	<u>Vacancy Rate</u>	<u>Average Units/Park</u>
1972	67	2399	2061	3823	1.85	338	14%	35.8
1973	78	3145	2634	5058	1.92	511	16%	40.3
1974	81	3684	2862	5421	1.89	822	22%	45.5
1975	83	3773	2834	5549	1.96	939	25%	45.5
1976	83	4789	3428	6841	2.00	1361	28%	57.7
1977	83	3979	3683	7318	1.99	296	7%	47.9
1978	83	4158	3841	7328	1.91	317	8%	50.0
1979	58*	3494	2883	6018	2.09	611	18%	60.2
1980	58	3589	3050	6076	1.99	539	15%	61.9
1981	58	3611	3220	6017	1.86	391	10%	62.25
1982	58	3589	3320	6285	1.89	269	7%	61.8
1983	58	3245	3178	6128	1.92	67	2%	55.9

Source: Annual Mobile Home Park Reports 1972 - 1983

*1979 Paradise Incorporated

TABLE XI

Housing Units by Age of Structure

Year Built:

	<u>Pre-1939</u>	<u>1940-1949</u>	<u>1950-1959</u>	<u>1960-1969</u>	<u>1970-1974</u>	<u>1975-1980</u>	<u>1980-1983</u>
Chico	2030	1486	1974	1880	1520	2192	N/A
Oroville	1065	558	908	612	224	721	N/A
Paradise	683	1206	1879	2444	1991	1848	N/A
Gridley	470	411	298	201	104	155	N/A
Biggs	127	55	95	89	71	87	N/A
Unincorporated	<u>3492</u>	<u>3587</u>	<u>5858</u>	<u>7291</u>	<u>5013</u>	<u>8135</u>	<u>2695</u>
TOTAL	7867	7303	11012	12517	8923	13138	N/A

Source: 1980 Census

TABLE XII

Housing Conditions in 1975

	<u>No Response</u>	<u>Sound Unit</u>	<u>Deteriorating Unit</u>	<u>Dilapidated Unit</u>	<u>Inadequate Construction</u>	<u>Under Repair</u>	<u>Total</u>
Unincorporated Butte County**	4341	26101	1495	171	66	51	32225
Percentage***		93.6%	5.4%	0.6%	0.2%	0.2%	100%
Paradise	94	7710	193	22	7	16	8041
Percentage***		97.0%	2.4%	0.3%	0.1%	0.2%	100%
Other Unincorporated	4247	18391	1302	149	59	35	24183
Percentage***		92.3%	6.5%	0.7%	0.3%	0.2%	100%

Source: 1975 Special Census

** Includes Paradise.

*** The assumption is made that housing conditions in the "no response" category can be proportionately distributed with response levels in other categories.

Note: 1980 Census did not include information on dilapidated units.

TABLE XIII

1984 Estimated Average
Housing Prices, Rents, Mobile Home Space
Rents and Raw Land Costs - Butte County

		<u>North County</u>	<u>South County</u> ²
<u>Housing Prices (Ownership)</u>			
Single Family:	One Bedroom	\$ 39,000	\$
	Two Bedroom	63,396	39,000
	Three Bedroom	93,617	53,000
	Four Bedroom	100,375	73,000
	Average	\$ 82,950	\$ 55,000
Mobile Home:	One Bedroom	\$ 5,283	\$ 5,000
	Two Bedroom	23,032	13,000
	Three Bedroom	28,350	14,850
	Average	\$ 21,509	\$ 10,950
<u>Housing Rents (Rental)</u>			
Single Family:	One Bedroom	\$ 239	\$ 175
	Two Bedroom	366	298
	Three Bedroom	435	404
	Four Bedroom	537	---
	Average	\$ 402	\$ 292
Duplex:	One Bedroom	\$ 240	\$ 225
	Two Bedroom	352	250
	Three Bedroom	432	---
	Average	\$ 322	\$ 237
Apartments:	One Bedroom	\$ 229	\$ 202
	Two Bedroom	313	244
	Three Bedroom	422	---
	Average	\$ 322	\$ 223
Mobile Home:	One Bedroom	\$ 218	\$ ---
	Two Bedroom	281	246
	Three Bedroom	---	375
	Average	\$ 255	\$ 310
	Mobile Home Space Rent	\$ 97	\$ 77
	Raw Land Costs (unincorporated lot)	\$ 26,000	\$ 15,000

Sources:

1. Averages obtained from Chico Enterprise Record and Oroville Mercury listings.
2. Kelly ridge properties were not represented in the sample and average 25% more.
3. Home prices do not include property over 1/3 acre.

TABLE XIV

Tenure of Housing in Butte County 1970-1980

	<u>1970</u>	<u>1975**</u>	<u>1978***</u>	<u>1980****</u>
Owner-Occupied Units	63.5%	64.1%	68.4%	63.8%
Renter-Occupied Units	36.5%	35.9%	31.6%	36.2%

Sources:

- * 1970 U. S. Census
- ** 1976-1977 Butte County Housing Assistance Plan Using 1975 Census Data
- *** 1978-1979 Butte County Housing Assistance Plan
- **** 1980 Census

SOURCE: BUTTE COUNTY PLANNING DEPARTMENT
LAND USE-VACANT LAND REPORT
(PRELIMINARY) APRIL 1981

TABLE XV
Residential Land Use Survey Butte County
Number Of Parcels Devoted To Each Use

	Single Family Detached Conventional	Mobile Home	Multiple Family (2-4 Units)	Apartments (5+ Units)		Group Quarters	Mobile Home Parks	Dwelling Groups*	Vacant Residential
				Rentals	Condominiums				
COUNTY WIDE	32,838	5,433		526	668				
	38,271		1,244	782		7	115	1,455	13,501
PLANNING AREAS									
1) Nord	652	74		0	0				
	726		0	0		0	1	10	239
2) Cohasset - Forest Ranch	535	179		0	0				
	714		3	0	0	0	4	19	774
3) Stirling City	218	32		0	0				
	250		0	0	0	0	0	6	228
4) Chico	11,389	241		313	73				
	11,630		840	381		6	25	511	1,266
5) Upper Ridge	1,089	1,791		0	0				
	2,880		2	0		0	1	14	2,489
6) Paradise (1)	6,476	931		22	11				
	7,407		114	33		0	38	208	1,503
7) Concow	148	153		1	1				
	301		0	2		0	1	13	508
8) Durham	799	59		3	1				
	853		21	4		0	0	26	176
9) Butte College	113	44		4	4				
	157		0	8		0	5	5	239

*More than one single family dwelling per parcel.

(1) The Paradise Planning Area includes the same area as the incorporated Town of Paradise.

Residential Land Use Survey Butte County

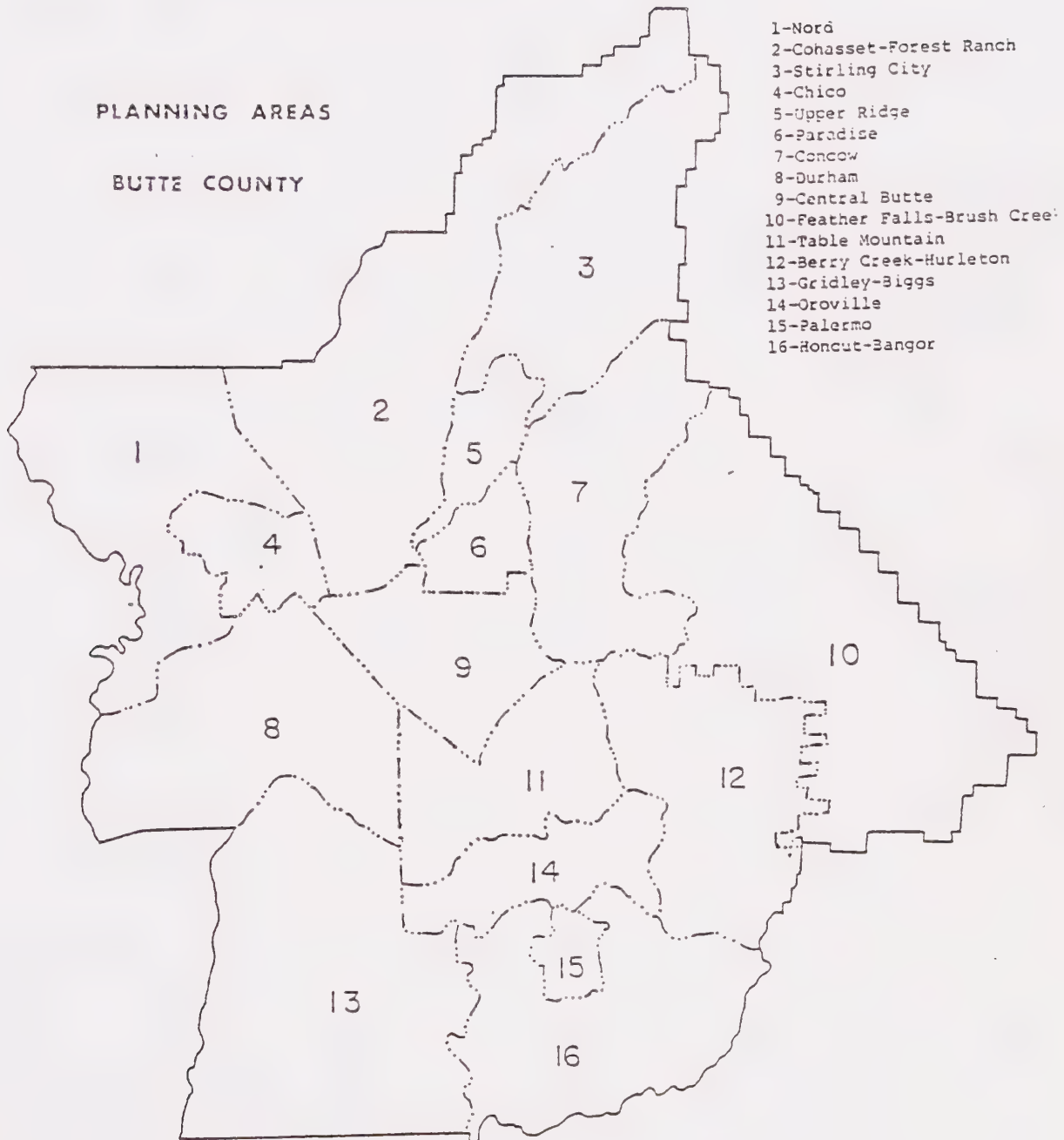
Number Of Parcels Devoted To Each Use

	Single Family Detached		Multiple Family	Apartments (5+ Units)		Group	Mobile	Dwelling	Vacant	
	Conventional	Mobile Home	(2-4 Units)	Rentals	Condominiums	Quarters	Home Parks	Groups*	Residential	
PLANNING AREAS										
10) Feather Falls - Brush Creek	162	228	66	1	2	1	0	3	18	372
11) Table Mountain	58	112	54	0	6	3	0	0	7	135
12) Berry Creek - Hurleton	435	698	263	0	0	0	0	29		1,266
13) Gridley - Biggs	2,569	2,705	136	46	87	41	0	3	152	355
14) Oroville	7,233	8,169	936	104	201	97	1	22	329	5,055
15) Palermo	528	748	220	29	58	29	0	9	49	350
16) Lioncut - Bangor	434	688	254	0	0	0	0	3	59	555
INCORPORATED AREAS (2)										
Chico	2,429	2,429	0	129	155	26	4	0	198	88
Gridley	939	939	0	22	42	20	0	1	58	51
Biggs	393	425	32	3	4	1	0	0	10	44
Oroville	1,331	1,331	0	46	91	45	1	3	62	128

*More than one single family dwelling per parcel.
 (2) Data for the cities of Chico, Gridley, Biggs, and Oroville is also included
 in their respective Planning Areas, and in the Countywide totals.

PLANNING AREAS

BUTTE COUNTY



MAP 1

TABLE XVI

Total Estimated Holding Capacity
Butte County General Plan²

	<u>Dwellings</u>	<u>%</u>	<u>Population</u>	<u>%</u>
Chico	71600	17.5	161816	16.7
Oroville	93382	22.8	212909	21.9
Paradise	100200	24.5	233466	24.1
Gridley/Biggs	19300	4.7	50180	5.2
Palermo (1)	20653	5.0	51632	5.33
Durham (1)	4800	1.2	12000	1.24
Honcut (1)	1800	.4	4500	.45
Bangor (1)	1800	.4	4500	.45
Dayton (1)	33	.008	82	.008
Nelson (1)	1600	.4	4000	.4
Richvale (1)	5200	1.3	13000	1.3
Stirling City (1)	3400	.8	8500	.87
Forest Ranch (1)	2200	.5	5500	.57
Rural Mountain	<u>83160</u>	20.3	<u>206150</u>	21.3
Total County	409128		968153	

Note:

- (1) From conceptual plan designations reflected in the 1971 Butte County Land Use Element, these areas will be reviewed and amendments prepared which more realistically address future land use policies as a part of the Planning Department's work program.
- (2) Subject to revision
- (3) Current as of April 1984.
- (4) Totals may not equal 100% because of rounding.

TABLE XVII

Estimated Area of Land Use Designations
Butte County Land Use Element
(Rounded Off)

<u>Designation</u>	<u>Acres</u>	<u>% Area</u>	<u>% County</u>	<u>Dwellings</u>	<u>Population</u>
Chico Area (66,600 Total Acres - 2.26 population/dwelling)					
A-R (1/ac)	12900	19%	1.17%	12900	29154
LDR (4/ac)	7200	11%	.65%	28800	65088
MDR (12/ac)	1000	2%	.09%	12000	27120
HDR (20/ac)	800	1%	.07%	16000	36160
FC-GOL (.05/ac)	38500	58%	3.5 %	1900	4294
Subtotal	60400			71600	161816
COMMERCIAL	1600	2%	.14%		
PUBLIC	2500	4%	.23%		
INDUSTRIAL	2100	3%	.19%		
	66600				
Doroville Area (57,540 Total Acres - 2.28 population/dwelling)					
A-R (1/ac)	19660	34.0%	1.8 %	19660	44824
LDR (4/ac)	10920	19.0%	.99%	43680	99590
MDR (12/ac)	1850	3.0%	.17%	22200	50616
HDR (20/ac)	370	.6%	.03%	7400	16872
FC-GOL (.05/ac)	8850	15.4%	.8 %	442	1007
Subtotal	41650			95582	212909
COMMERCIAL	1210	2.0%	.11%		
PUBLIC	9230	16.0%	.84%		
INDUSTRIAL	5450	9.5%	.49%		
	57540				
Paradise Area (30,700 Total Acres - 2.33 population/dwelling)					
A-R (1/ac)	5300	17%	.48%	5300	12349
LDR (4/ac)	6700	22%	.61%	26800	62444
MDR (12/ac)	4800	16%	.44%	57600	134208
HDR (20/ac)	500	2%	.05%	10000	23300
GOL (.05/ac)	7000	23%	.64%	400	932
TM (.025/ac)	4300	14%	.39%	100	233
Subtotal	28600			100200	233466
COMMERCIAL	900	3%	.08%		
PUBLIC	1200	3%	.1 %		
INDUSTRIAL	*	*	*		
	30700				

* Negligible

TABLE XVII (Con't.)

<u>Designation</u>	<u>Acres</u>	<u>% Area</u>	<u>% County</u>	<u>Dwellings</u>	<u>Population</u>
Gridley/Biggs Area (49,000 Total Acres - 2.6 population/dwelling)					
A-R (1/ac)	2800	5.7%	.25%	2800	7280
LDR (4/ac)	400	.8%	.04%	1600	4160
MDR (12/ac)	900	1.8%	.08%	10800	28080
HDR (20/ac)	100	.1%	.01%	2000	5200
OFC (.05/ac)	42200	86.0%	3.85%	2100	5460
Subtotal	46400			19300	50180
COMMERCIAL	200	.6%	.02%		
PUBLIC	2000	4.0%	.19%		
INDUSTRIAL	400	1.0%	.03%		
	49000				
Palermo Area (7609 Total Acres - 2.5 population/dwelling)					
A-R (1/ac)	0	-	-	-	-
LDR (4/ac)	1740	23.0%	.16%	6960	17400
MDR (12/ac)	1123	15.0%	.11%	13476	33690
HDR (20/ac)	0	-	-	-	-
OFC-GOL (.05/ac)	4346	57.0%	.4 %	217	542
	7209			20653	51652
Durham Area (1350 Total Acres - 2.5 population/dwelling)					
LDR (4/ac)	1200	89.0%	.11%	4800	12000
OFC (.05/ac)	20	2.0%	*	*	*
	1220				
Honcut Area (750 Total Acres - 2.5 population/dwelling)					
LDR (4/ac)	450	60.0%	.04%	1800	4500
LFC (.05/ac)	150	20.0%	.01%	*	*
	600				
Bangor Area (600 Total Acres - 2.5 population/dwelling)					
LDR (4/ac)	450	75.0%	.04%	1800	4500
Dayton Area (650 Total Acres - 2.5 population/dwelling)					
OFC (.05/ac)	650	100.0%	.06%	33	8

*Negligible

TABLE XVII (Con't.)

<u>Designation</u>	<u>Acres</u>	<u>% Area</u>	<u>% County</u>	<u>Dwellings</u>	<u>Population</u>
Wilson Area (400 Total Acres - 2.5 population/dwelling)					
LDR (4/ac)	400	100%	.04%	1600	4000
Schvale Area (700 Total Acres - 2.5 population/dwelling)					
LDR (12/ac)	650	93%	.06%	5200	13000
Whirling City Area (900 Total Acres - 2.5 population/dwelling)					
LDR (4/ac)	850	94%	.08%	3400	8500
Forest Ranch Area (600 Total Acres - 2.5 population/dwelling)					
LDR (4/ac)	550	92%	.05%	2200	5500
Rural/Mountain Area (877,700 Total Acres - 2.5 population/dwelling)					
LDR (0.4/ac)	141400	16%	12.9%	56560	141400
ML-OFC (.05/ac)	350700	41%	32.0%	17500	43750
U (.025/ac)	335600	39%	30.6%	8400	21000
PUBLIC	36400	4%	3.3%		
	<u>864100</u>			<u>83160</u>	<u>206150</u>

Notes:

Area determined by planimeter measurement.

LDR was calculated at 4 d.u./ac when up to 6 are allowed. Much of LDR areas are not served by sewers; 4 d.u./ac reflects septic tank capability.

Population/dwelling unit from the Department of Finance. Persons per household has decreased from 2.67 in 1980 to 2.4 Countywide in 1983. Unincorporated areas in 1983 averaged 2.54.

Because of rounding, totals may not equal 100%.

TYPICAL TIME REQUIREMENTS

Time in Months

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

VARIANCE

W/ND PDR

WO/ND ER PDR

USE PERMIT

W/EIR ER PDR

W/ND ER PDR

WO/ND

REZONE

W/EIR ER PDR TE

W/ND ER PDR

GENERAL PLAN AMENDMENT

W/EIR ER PDR

W/ND ER PDR

SUBDIVISIONS:

PARCEL MAPS

W/EIR ER LDR Final Parcel Map

W/ND ER LDR Final Parcel Map

FINAL MAPS

W/EIR ER LDR Final Map

W/ND ER LDR Final Map

LEGEND

- PDR - Planning Department Review
(Planning Commission +/- Board Hearings)
- ER - Environmental Review
- ND - Negative Declaration
- EIR - Environmental Impact Report
- TE - Time of Effect
- LDR - Land Division Review
(Agency Advisory Committee)

VERAGE DEVELOPMENT COSTS 1984

NORTH COUNTY SOUTH COUNTY

ousing type: Custom single
family Price 95000+

aw land per acre	21500	10000
W-off site improvements (per lot)	18-20000	18000+-
nance costs (per lot)	Prime + 1.5%	+6000
Administrative costs/profit (lot)	5-8000	5-8000
arket price of improved lot		
w/o dwelling	77000	25000
onstruction cost per dwelling	72000	72000
onstruction cost per square foot	45.00	45.00

ousing Type: Mid Range standard
floor plan, single family
Price 85-95000

aw land per acre	38000	10000+
W-off site improvements (per lot)	16000	16000
nance costs (per lot)	2-5000	2-5000
Administrative costs/profit (lot)	7000	7000
arket price of improved lot		
w/o dwelling	40000+	25000
onstruction cost per dwelling	47000	47000
onstruction cost per square foot	34.00	34.00

ousing type: "No frills" low-
moderate income modest size
Price 55-65000

aw land per acre	15000+	10000+
W-off site improvements (per lot)	11500	11500
nance costs (per lot)	500-3000	500-3000
Administrative costs/profit (lot)	1500-3000	1500-3000
arket price of improved lot		
w/o dwelling	n/a	25000
onstruction cost per dwelling	36000+	36000+
onstruction cost per square foot	30.00	30.00

ousing Type: Multi-Family, condo

aw land per acre	n/a	n/a
W-off site improvements (unit)	10000	10000
nance costs (per unit)	Prime + 1.5%	6000+-
Administrative costs/profit (unit)	5-8000	5-8000
onstruction cost per unit	32000+-	28-32000+-
onstruction cost per square foot	32.00	32.00
arket price of Unit	55000+	50000+

ESTIMATED LAND VALUES - 1970-1984

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1983-84</u>
<u>Chico</u>				
Raw Land per acre	5100	8300	20600	23000
Residential Lot	2600	4100	10300	26000
Improved Residential lot per acre	10200	16600	41100	10400
Average Annual Increase		1970-75 10%	1975-80 20%	1980-83 10%
<u>Paradise</u>				
Raw Land per acre	1900	3000	6600	20000
Residential Lot	2700	4400	9600	18000
Improved Residential lot per acre	6800	11000	24200	50000
Average Annual Increase		1970-75 10%	1975-80 17%	1980-83 7%
<u>Oroville - South County</u>				
Raw Land per acre	780	1000	2500	10000
Residential Lot	N/A	N/A	N/A	15000
Improved Residential lot per acre	N/A	N/A	N/A	25000
Average Annual Increase		1970-75 5%	1975-80 20%	1980-83 5%

Source: Butte County Assessor's Estimates

CHAPTER II HOUSING NEEDS

IDENTIFICATION OF HOUSING NEEDS IN UNINCORPORATED BUTTE COUNTY

With a base of data on population, households, and housing characteristics as a foundation, the task of the Housing Element is to translate this data into estimates of the housing needs ~~for~~ of all economic segments of the community. This is done in the following section, which outlines basic housing needs ~~in terms of~~ for new construction and rehabilitation. Land requirements for residential development and the need for assisted housing are also discussed, and special housing needs of various segments of the community are analyzed.

This chapter of the Housing Element also contains two appendices which provide discussions of housing need within the Butte County region. These two appendices - Butte County Regional Housing Needs Assessment: Appendix A and B - allocate a regional share of housing needs in Butte County to the unincorporated area, and are referred to throughout this chapter.

1. Projected Household Growth

The number of additional households expected to reside in Butte County through 1990 has been projected by the State Department of Housing and Community Development. Using these projections as a base, past household growth patterns within the County have been applied to project the number of expected households in the cities and the unincorporated area of the County through ~~1990~~ 1992.* The number of households expected to reside in the unincorporated areas of Butte County through ~~1990~~ 1992 is shown below.

Expected Household Growth

Unincorporated Butte County

January, 1983	32,734 households
January, 1984	35,031 households
January, 1985	36,200 households
January, 1986	37,407 households
January, 1987	38,656 households
January, 1988	39,943 households
January, 1989	41,277 households
January, 1990	42,654 households
January, 1990	38,360 households*
January, 1992	39,104 households*

* Note: 1990 and 1992 figures based on 1990 U.S. Census data.

The U.S. Census reported 38,360 households in 1990. This number, however, may change as the Census Bureau undercounted the state's population and is currently trying to determine if it will accommodate for this miscalculation; therefore, the final census count for both the state and the County could ultimately be higher.

The expected household growth up through 1990 was calculated by the California Department of Finance and was based on historical County growth rates. These projections may be higher than actual census figures due to the fact that 1980 Census data are used as a benchmark; factors such as high vacancy rates and unanticipated growth after the benchmark year will significantly affect the accuracy of the projections.

2. Vacancy Factor

The housing market requires a certain degree of elasticity to ensure that a choice of housing opportunities is available at different locations, prices, and types. Although conventional wisdom holds that an overall vacancy factor of 5-6% is desirable, it is the conclusion of this Element that the desired vacancy factor should be relevant to the local housing market. *(See Regional Housing Needs Assessment, appended to this chapter.)

In this regard, the Butte County housing market is a very stable one, with a relative minimum of movement, except for the Chico urban area. A 6% vacancy rate in such a market could be potentially damaging to the real estate industry and to the local economy. Therefore, the following factors are considered acceptable in terms of "supply and demand."

<u>Unit Type</u>	<u>Acceptable Vacancy</u>
Single-Family Dwellings	2%
Multifamily Dwellings	5%

The "acceptable" vacancy rate has to be related to the relative proportion of owner-occupied and rental units comprising the Butte County housing market. The "overall acceptable vacancy rate" is determined by calculating the relative percentage of owner-occupied and rental units. In unincorporated Butte County, 63.8% of all housing units are owner-occupied, and 36.2% are rental units. When these percentages are weighted and added together, they represent the overall acceptable vacancy rate. $(.638 \times .02) + (.362 \times .05) = .03$ or 3%.

3. Housing Supply Needs

The number of housing units needed to accommodate the County's population - existing and projected - is determined by applying the overall acceptable vacancy rate (3%) to the number of households.

(January of) <u>Year</u>	<u>Total Households</u>	<u>Basic Housing Needs (Rounded)</u>
1983	32,734	
1984	35,031	36,082
1985	36,200	37,286
1986	37,407	38,529
1987	38,656	39,816
1988	39,943	41,141
1989	41,277	42,515
1990	42,654	43,934
1990	38,360	39,511
1992	39,104	40,277

Note: 1990 and 1992 figures based on 1990 U.S. Census data.

It is important to note that any significant move toward ~~utilization of more liberalized~~ **expansive** annexation procedures by the existing incorporated areas will radically affect the projections of this Element, as these projects relate to the unincorporated area.

4. Production Goals (New Construction)

The basic housing needs identified above represent that number of units determined to be necessary to accommodate existing and anticipated population, and allowing for a reasonable rate of vacancy to provide the housing market with a fair degree of elasticity.

It is useful to the private homebuilding industry and to public decision-makers that the Housing Element translate basic housing needs into production goals or "targets". This process requires an analysis of data previously outlined, as well as the use of ~~their~~ information regarding the extent of housing dilapidation and the rate of removal of housing units projected for the period for which goals are to be established.

The unincorporated County housing inventory contains an estimated minimum of 2,400 (6.5%) units considered to be in need of rehabilitation, **including units in need of immediate repair and units with deferred maintenance that could require substantial repair over the next several years.** In addition, 0.7% of the total inventory is conservatively estimated to be substandard to a degree warranting demolition and clearance (these are "dilapidated" units).

~~As stated earlier,~~ These percentages are minimum estimates only, based on the 1975 Special Census, which seriously undercounts the extent of blighted housing conditions in Butte County. For the purpose of formulating the production goals established herein, it is assumed that no significant change will be made in the County's policies and attitudes regarding housing code enforcement and, therefore, the existing rate of decay will continue. It is also important to note that a very substantial number of households occupy units that are seriously deteriorated. Although the extent of deterioration may not be to a degree warranting demolition, the condition is serious enough to make the inclusion of such units in the inventory a questionable judgment. Nonetheless, those units have been included, with the understanding just represented, and with emphasis placed on the fact that failure to promptly rehabilitate these units will trigger a dramatic increase in the proportion of dilapidation and, thus, cause an understatement in the ~~adopted~~ new construction goals.

In consideration of these ~~With these~~ factors ~~in mind~~, new construction goals have been established by subtracting the current supply of available housing (that which is occupied and that which is vacant and available for occupancy) from the basic housing needs of the unincorporated County through ~~1990~~ **1992**. This six-year total that constitutes housing production need has been averaged over a six-year period and adjusted to compensate for expected removals.

	<u>Existing Supply</u>	<u>Basic Housing Need</u>	<u>Average Production Need</u>	<u>Removals</u>	<u>Adjusted Average Production</u>
1983	36,927				
1984		36,082	1,383	40	1,423
1985		37,286	1,383	40	1,423
1986		38,529	1,383	40	1,423
1987		39,816	1,383	40	1,423
1988		41,141	1,383	40	1,423
1989		42,515	1,383	40	1,423
1990		43,934	1,383	40	1,423
1990		39,511	1,380	40	1,423
1992		40,277	1,380	40	1,423

Note: 1990 and 1992 figures based on 1990 U.S. Census data.

A comparison of the housing unit count in the unincorporated County in 1975 (25,863 units) and in 1983 (36,927 units) indicated an average of 1,383 housing units have been added annually since 1975. Between 1977 and 1980, however, production was closer to 2,000 units per year. Between 1980 and 1983, the average dropped to 995 units annually. Thus, a continuance of past construction trends in the unincorporated County will produce a housing stock that will fulfill housing needs. The greatest barrier to an adequate rate of housing construction will be the unavailability and high cost of mortgage capital to finance the purchase of new housing ~~construction homes or the construction of rental housing~~. This has already affected the rate of new construction in the County in ~~between 1980 and 1983, and again between 1990 and 1991~~. ~~construction activity in the unincorporated County was only 70% of 1979 activity. 1983 construction was 40% of 1979 activity.~~ (See Table IX)

~~*Based on past County demolition permit data.~~

In the time since the adoption of the 1984 County of Butte Housing Element, the number of units constructed has been somewhat lower than the expected net average of 1,383 units a year. The County of Butte Building Department has approved an average of 939 residential building permits a year during the last 6 years 1985-

1990. Most of the permits issued (98.2%) during the six year span have been for either single-family residence or mobilehome sites.

TABLE M
DEVELOPMENT IN THE COUNTY OF BUTTE, 1985-1990

Units	Year and Building Permits Issued					
	1985	1986	1987	1988	1989	1990
Mobilehomes	246	245	252	271	243	249
Single Fam.	481	524	737	758	771	751
Duplexes	4	11	34	4	3	6
Triplexes	3	1	8	1	1	1
Fourplexes	2	1	---	13	1	1
Five +	---	2	---	6	---	1
Total Permits	736	784	1,031	1,053	1,019	1,009
<u>Units:</u>						
Total S.F.*	727	769	989	1,029	1,014	1,000
Total Apt.**	25	47	92	105	13	25
Total Units:	752	816	1,081	1,134	1,027	1,025

* Total including single-family and mobilehome units.

** Total including duplexes, triplexes, fourplexes, and five+ multifamily units.

Source: County of Butte Planning Department, 1990.

The actual number of dwelling units produced in the unincorporated area is lower than the County's 1984 regional share for two primary reasons:

- * Some of the County's "share" of housing development occurred through mutual agreement between the County and the cities to annex land for development.
- * Many of the unincorporated communities not within the service range of existing city or county sewer and water systems have limited capacity for housing development other than single-family homes.

Source: County of Butte Building Department

5. Rehabilitation Goals

As mentioned earlier, ~~at least 6.5% is the minimum estimate for of~~ the County's housing ~~supply stock~~ in the unincorporated area ~~of the~~ County is considered substandard and capable of rehabilitation. This translated into 2,400 units ~~(for the unincorporated area)~~. The rate of rehabilitation of these units is dependent upon many factors, such as the willingness of institutional lenders to make

home improvement loans, especially in the lower-income neighborhoods where the bulk of the substandard units are concentrated, and the availability of below-market interest rate financing for those households who require assistance to make rehabilitation financially feasible.

Consistent with its Housing Assistance Plan goals, the County seeks to rehabilitate approximately 25 owner-occupied and 45 rental units per year. The achievement of this goal depends on continued federal assistance in the form of Community Development Block Grants and Farmers Home Administration programs, as well as other assistance such as tax-exempt mortgage financing.

6. Site Availability and Land Requirement

A critical factor confronting the housing industry in many housing markets in the nation, and especially in California, is the availability of land suitable for residential development. The absence, or shortage, of housing sites contributes greatly to the gross imbalance that frequently exists between housing supply and market demand.

While a constraint, this factor is less of a constraint in Butte County than in other more developed areas of the state. Data presented in Chapter I of this Housing Element demonstrates that residential land use designations under the County's General Plan will allow an ultimate residential population of 968,153, which is over six times the present population of the County. At current rates, the General Plan will accommodate 62 years of growth.

Residential land use designations within all areas of the County are summarized below:

Estimated Area of Land Use Designations (in acres):

	<u>Urban Areas</u>	<u>All Other Areas</u>
Agricultural Residential	40,660	141,400
Low Density Residential	26,960	3,900
Medium Density Residential	9,673	650
High Density Residential	1,770	-0-

These totals include both acreage that is developed and undeveloped. Unfortunately, the County's present efforts to inventory the land supply do not go beyond this level of specificity. However, in terms of population, it may be said that

the County has achieved 15% of its holding capacity. This provides some picture of the amount of remaining residential land available.

Utilizing existing zoning practices and standards of the County's Land Use Element (1979), it has been estimated that less than 750 acres of land will be consumed yearly in the achievement of the housing production goal of 1,423 dwelling units per year.

Higher residential densities will reduce the rate of land consumption. It is also important to emphasize that it will not be necessary to commit presently rural or undeveloped lands to residential uses, in all instances, to satisfy projected housing needs. The assessment of required acres takes into consideration that land already ~~committee~~ committed to residential development or other urban uses may be developed through "infilling" or redevelopment techniques. Although it is virtually impossible to forecast the extent to which such techniques will contribute to satisfying the need for residential sites, preliminary studies indicate that the impact of such techniques could be significant. For example, in the Chapmantown and El Medio communities alone, it is conservatively estimated that an approximate 20 net acres could be aggregated, through the neighborhood redevelopment and "infilling" for residential development. The County's community development program has already demonstrated the feasibility of using these techniques in these specific neighborhoods.

7. The Need for Assisted Housing and Lower-Income Housing Opportunities

In the distribution of regional housing needs presented in the Appendix to this chapter, both household growth and the distribution of households by income group are projected for the unincorporated County through 1990. These projections are shown below:

UNINCORPORATED COUNTY HOUSEHOLDS

	<u>Total</u>	<u>Income Category</u>		
		<u>0-80% of County Median</u>	<u>80-120%</u>	<u>120%</u>
1980	31,579	12,639	6,390	12,550
1985	36,200	15,928	7,240	13,032
1990	42,654	18,769	8,530	15,355

While the number of households in the unincorporated County is expected to grow by 35% between 1980 and 1990, the number of lower-income households will increase by 48.5% if regional housing needs are distributed equitably throughout the County.

This means that housing production in the unincorporated ~~County~~ **area** should emphasize increasing opportunities for lower-income households. This can be done through the provision of assisted housing and also through new construction of housing affordable to lower-income households. Within this section of the Housing Element, goals are established for both of these areas of housing provision.

Assisted Housing: Housing Assistance Plans produced by jurisdictions participating in the Community Development Block Grant Program provide an assessment of ~~the~~ housing assistance needs of lower-income households. The City of Chico, the City of Oroville, and Butte County,--as CDBG participants, have all produced Housing Assistance Plans, which, when combined, are an assessment of assisted housing needs for the entire County. The Butte County Housing Assistance Plan ~~covers the following areas:~~ **includes the communities of** Paradise, Gridley, Biggs, and the unincorporated County. The relevant portions of these housing assistance plans are included in this section.

These assessments indicate that as of 1979-1980, 8,303 lower-income households in the County were in need of housing assistance. This represents 38% of all lower-income households (those whose income is below 80% of the County median) in Butte County in 1979.

Using the standard that an average of 38% of all lower-income households are in need of assistance, the number of households needing housing assistance through ~~1990~~ **1992** in unincorporated Butte County can be estimated:

LOWER-INCOME HOUSEHOLDS NEEDING ASSISTANCE

	<u>Lower-Income Households</u>	<u>Lower-Income Households in Need of Assistance (38%)</u>
1980	12,639	4,803
1983	13,568	5,156
1985	15,928	6,053
1987	17,010	6,464
1990	18,769	7,132
1992	19,850	7,540

Those households most likely to need assistance include the elderly, female-headed households, and large families.

The availability of state and federal resources to provide housing assistance is being diminished under the existing federal administration. Section 8 subsidies allocated to Butte County have been greatly reduced; Section 312 Housing Rehabilitation Loans have been eliminated completely. Farmers Home Administration programs

and Community Development Block Grant resources for housing rehabilitation are still active. In addition, the County has recently become involved in the Section 8 Moderate Rehabilitation Program. (A summary of extent of activity of housing assistance programs in the unincorporated County is attached to this chapter as Appendix C.)

Because of the uncertainty of future funding for housing assistance programs, the County's goal will be to fully utilize all housing assistance resources that are available, but to attempt to meet 3% of the needs of lower-income households in need of assistance on an annual basis. This goal results in an average of 196 units of assisted housing each year between 1985 and 1990.

New Construction of Affordable Housing: As reported in Chapter 1 of this Housing Element, much of the household growth in Butte County in the past has been due to immigration. Retired households moving to Butte County from more metropolitan areas of the state have accounted for much of the past population growth. Housing construction in many areas of the County has been aimed at this segment of the population. In many cases, households moving to Butte County have had large equities from previous homes and can afford higher priced housing.

As the cost of housing and the cost of financing a home purchase increases, the demand for higher priced housing will decrease. Fewer households will be purchasing new housing for the sake of "moving up" in their lifestyle and housing form. Financing costs will simply make "moving up" too costly. Therefore, the residential development industry will be retargeting their product to households who still have a motivation to purchase housing: these households are the first-time home buyers.

Housing affordable to first-time home buyers must be much less costly than the luxury home. With construction, land, and financing costs on the increase, the only way to build more affordable housing is to create a smaller product, both in terms of square footage and lot size, **with fewer amenities**. The County's policy will be to facilitate this type of housing construction. In targeting housing construction to first-time home buyers, more households will be leaving rental housing, thus increasing its availability to other lower-income households. Thus, the filtering process will be stimulated to create more elasticity in the lower-priced segment of the housing market.

The County will feature a variety of incentives, in terms of increased residential land use densities and decreased minimum lot sizes, to enable housing production for first-time home buyers. This type of production will be encouraged on a voluntary basis.

8. Special Housing Needs

In addition to the new construction, replacement, rehabilitation, and assisted housing needs outlined above for the entire unincorporated area, certain population groups, housing forms, and ~~unincorporated area, certain population groups, housing forms, and~~ locations within the County require additional consideration in developing a scheme for the provision of safe and affordable housing.

a. **Female-Headed Households**

Twelve percent of County households are headed by females. (2) Characteristically, these same households tend to be three times more likely than other households to be living on incomes that are below poverty levels. (2) Single females raising children are doubly taxed with the responsibilities of family rearing and income earning. **Female-headed households more often than not end up over-**paying for suitable housing. In addition to assisted housing, female heads of households could benefit from low cost, low maintenance housing which provides adequate and easily supervised recreational facilities for children.

Opportunities for private or cooperative child care which is connected to the housing site are also needed.

b. **Elderly Households**

Butte County is increasingly becoming an attractive community for retirement living. Especially in the Town of Paradise, older persons are attracted to the rural setting and are relocating here after leaving their life-long employment.

The median age in ~~this town~~ **the Town of Paradise** is 50.4 years for women and 41 1/2 for men, compared to the County median of 32.3 for women and 31 for all persons. (1) Nearly one-half (44%) of the households in Paradise are low- and moderate-income. Many of these households, although living on limited, ~~fixed~~ incomes from Social Security or private pensions, may have substantial savings or equity in their homes. This, in many cases, has allowed a cash purchase of retirement housing in the Paradise area, thus reducing monthly housing expenses. Owner-occupied mobilehomes are particularly popular in this area. In 1977, 35% of all mobilehomes added to the County between 1975 and 1977, 50% were in Paradise. (3) Since the incorporation of Paradise, Butte County no longer keeps permit records within the City.

The incorporated area around Oroville is also an attractive location for retired persons. This area also has a median age that is higher than the County's (34) and in the past has had a high rate of increase in mobilehome permits.

While older persons moving into Butte County may be predominantly healthy and economically independent at the time of their relocation, as this population ages the need for support will increase. Older persons living in mobilehome parks gain the benefit of home ownership and of living in an adult community. However, in a sense, they are also renters and are subject to rent increases for space in their mobilehome parks.

A County-sponsored opportunity for cooperative ownership of mobilehome parks may be particularly beneficial in preserving the economic independence of older residents residing in mobilehomes.

In addition, as older residents age and experience a reduction in physical capacity, regardless of their economic status, they will require increased supportive services as a part of their living environment. Such support includes recreational opportunities, home delivered nursing and nutritional services, transportation, housekeeping assistance, legal advocacy, etc. Services to the elderly are many times most conveniently delivered through a congregate housing site, such as a mobilehome park. The County believes that attention to this future need of services for elderly residents must be considered as a component of a decent home and a suitable living environment for older persons. Planning for the provision of such services in areas of high concentration of elderly persons is appropriate as a consideration in housing needs.

c. Farm Workers

Information on farm workers within Butte County is limited: no one agency within the County works with this population group as a whole. Limited information is available, however, from the Butte County Housing Authority, the Economic Opportunity Council, and the State Employment Development Department.

Farm workers are primarily concentrated in the unincorporated area around Gridley. (1) The Butte County Housing Authority owns and ~~operated 132~~ **operates 129** two- and three-bedroom farm labor units in this area. To be eligible to live in this project, at least 51% of the family's income must be from farm labor. ~~Current Rental rents rates in 1984 were are \$125 and \$145. Rental rates in 1990 average \$212 per month.~~ **Currently 117 all of the 129 units are rented (89%). In 1984, only 89% of the farm labor housing units were rented out, a vacancy rate of 11%. Butte County Housing Authority attributes—attributed the abnormally high vacancy rate in 1984 to two factors:**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

1. NAME OF APPLICANT
City of Oroville

2. APPLICATION/GRANT NUMBER

B - - - - -

TABLE II-1 - HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

3. PERIOD OF APPLICABILITY

FROM: 10/79

TO: 9/82

4.

☒ ORIGINAL

☐ REVISION, DATE _____

☐ AMENDMENT, DATE _____

5. DATE OF SURVEY(S) USED

1978 Special Census

KEYPUNCH CODE

B-1

STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE		NUMBER OF HOUSEHOLDS											
		ALL HOUSEHOLDS				ALL MINORITY HOUSEHOLDS				ALL FEMALE-HEADED HOUSEHOLDS			
		TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
	(a)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)
1	A. Total Owner Households (sum of lines 2 and 3)	382	107	198	77	22	5	7	10	160	109	33	18
2	Owner Households to be Displaced during the three year program	--	--	--	--	--	--	--	--	--	--	--	--
3	Owner Households (excluding displaced)	382	107	198	77	22	5	7	10	160	109	33	18
4	Percentage of Total by Household Type	100%	28 %	51.8 %	20.2 %								
5	B. Total Renter Households (sum of lines 6, 7 and 8)	681	93	428	160	28	5	5	18	187	101	60	26
6	Renter Households to be Displaced during the three year program	--	--	--	--	--	--	--	--	--	--	--	--
7	Renter Households (excluding displaced)	681	93	428	160	28	5	5	18	187	101	60	26
8	Households Expected to Reside	40	18	16	6	12	--	8	4				
9	Percentage of Total by Household Type	100%	13.7 %	62.8 %	23.5 %								

NARRATIVE (Attach additional sheets, if necessary)

1. Data sources and methods.

See Attached Sheet

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOUSING ASSISTANCE PLAN

TABLE II-1 — HOUSING ASSISTANCE NEEDS OF LOWER-INCOME HOUSEHOLDS

3. PERIOD OF APPLICABILITY

FROM: 10/80

TO: 9/83

☐ ORIGINAL☒ REVISION, DATE 7/30/80☐ AMENDMENT, DATE _____

1. NAME OF APPLICANT

Butte County

2. APPLICATION/GRANT NUMBER

B - 80 - 0 N - 0 6 - 0 0 0

5. DATE OF SURVEY(S) USED

1970

1975

1980

KEYPUNCH CODE

B-1

STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE		NUMBER OF HOUSEHOLDS											
		ALL HOUSEHOLDS				ALL MINORITY HOUSEHOLDS				ALL-FEMALE-HEADED HOUSEHOLDS			
		TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY (1-2 persons) and HANDI- CAPPED	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
	(a)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)
1	A. Total Owner Households (from of lines 2 and 3)	768	523	122	123	80	34	28	18	276	154	65	57
2	Owner Households to be Displaced during the three year program	6	3	2	1	3	1	1	1	2	1	1	0
3	Owner Households (excluding displaced)	762	520	120	122	77	33	27	17	274	153	64	57
4	Percentage of Total by Household Type	100%	68.1%	15.9%	16.0%								
5	B. Total Renter Households (from of lines 6, 7 and 8)	4,791	1,277	3,039	475	315	27	195	93	1,437	392	868	177
6	Renter Households to be Displaced during the three year program	9	3	5	1	5	1	2	2	2	1	1	0
7	Renter Households (excluding displaced)	4,782	1,274	3,034	474	310	26	193	91	1,435	391	867	177
8	Households Expected to Retire	0	0	0	0	0	0	0	0				
9	Percentage of Total by Household Type	100%	26.7%	63.4%	9.9%								

NARRATIVE (Attach additional sheets, if necessary)

1. Data sources and methods.
2. Special housing needs of lower-income households.

1. General lack of farm work.
2. Success of the "self-help" program. Residents are encouraged to build their own homes and are given technical assistance.

~~Overcrowding is a~~ The main problem with these units is overcrowding. Average family size is 6 to 8 persons, yet most of the units are two bedrooms.

It is difficult to estimate ~~how many additional~~ the total number of farm worker families might be eligible for housing assistance. Wages for driving farm equipment or for picking orchard crops may average \$4 per hour., ~~however, work~~ Work is limited, however, by the very seasonal nature of agriculture and by mechanization of agricultural planting and harvesting. Earnings of \$4 per hour cannot, therefore, be considered as full-time wages. (5)

According to the Economic Opportunity Council in Butte County, an increasing number of farm workers are becoming permanent residents of the County, and they are looking for other forms of work to support their families. (6) There is a belief that because farm labor opportunities are decreasing, due to mechanization, other trades and professions should be found for children in farm worker families. The Butte County Housing Authority farm labor housing project can only accept residents who are working in farm labor. Those that are unemployed, or working in other industries, are ineligible. Their need is the same as other very low-income families, except that in many cases they carry the additional difficulties of having large families and of speaking Spanish only in a County where bilingual residents and service workers are sparse. (6)

Many farm workers still follow crops around the country, and, according to the EOC, housing shortage is still a problem, especially in the summer season. (6) More farm labor housing units could definitely be used.

d. Physically Disabled

According to the California Disability Survey, completed in 1978, there are approximately 28,000 disabled persons within Butte County. (7) "Disabled", for purposes of the survey, is defined as anyone having a work or housework disability of a physical, mental, or emotional nature. Currently, the California Rehabilitation Department estimates 10% (or 16,000) of the population has disabilities. Many persons within this disabled population have a physical disorder serious enough to require special modifications to the housing environment. Such modifications generally fulfill special accessibility requirements of the disabled who use wheelchairs or walking aids. Special features which may be required include adequate ramps in entry ways, larger hall widths

and doorways, removal of steps within living quarters, grab bars in bathrooms, etc.

Living environments requiring accessibility features include two types: disabled persons either reside in a group or institutional setting or in their own homes in the community where they receive support necessary to maintain an independent lifestyle. In recent years, federal accessibility standards for multifamily housing constructed for the disabled and the elderly have become more clearly defined and are generally enforced. Localities must match this federal policy through several avenues: building requirements that guarantee accessibility to the handicapped must be enforced locally; programs that modify existing housing for the handicapped must be available; and the supply of specially designed and modified housing must be adequate to meet the demand for handicapped-accessible units.

e. Mobilehomes

Because mobilehomes are the fastest growing form of housing in Butte County, they deserve additional analysis to determine their suitability in meeting the housing needs within the County. The high growth rate in mobilehomes indicates that they are either an adequate substitution for more conventional types of housing, or that for certain population groups they perhaps offer special housing services beyond those of more conventional housing.

The 1977-78 study of mobilehomes in California, conducted by the State Department of Housing and Community Development, provides an opportunity to examine the attraction of this growing housing form in a larger context. Although the popularity of mobilehomes is increasing statewide, they account for only 4.5% of the state housing stock (7), as compared to 22.4% in unincorporated Butte County. (3) From 1980-1983, mobilehome permits accounted for 35% of the growth in the unincorporated County. Because unincorporated rural areas tend to offer a more hospitable legal environment for mobilehomes, growth is greatest in these areas throughout the state. (7)

The state study indicates that the attractions of mobilehome living include "more economical" (listed by 64% of all mobilehome owners interviewed), "less maintenance" (52%), and the "desire to own", rather than to rent (34%). As in Butte County, mobilehome owners statewide tend to be older, with 64% of those surveyed 60 years of age or older. Statewide, the average household size of mobilehome dwellers is two persons, and the median income is \$10,200, compared to the median for all households of \$15,000. Fifty-four percent of those interviewed listed their previous residence as a conventional single-family home. Satisfaction seems to be high among mobilehome residents, with 71% indicating that they were "extremely" or "very" satisfied. (8)

Figures on mobilehomes are now included in the census. As of 1980, 8,238 or 13.55% of all year-round housing units were mobilehomes.

A further analysis of the cost of purchasing a mobilehome indicates that they are only a viable alternative for a certain type of low-income household: generally those with large enough savings or equity in a previous house to make a cash purchase of the mobilehome (e.g. many retired persons).

Although opportunities for financing of mobilehomes have increased in recent years, interest rates are generally higher and loan terms are shorter than conventional mortgages. Housing payments, when added to space rentals (median space rental is \$110 per month statewide) (8) in many cases are as high as that of a conventional single-family home. Mobilehomes have a life span of 20 to 30 years and do not appreciate in value as do conventional houses.

Prior to Proposition 13, and prior to the taxation of mobilehomes as real property, this housing form provided a considerably lower tax revenue to local jurisdictions than did conventional housing, and this was a reason for their higher rate of growth and acceptance in unincorporated areas. In 1979, however, the law was changed to allow taxation of mobilehomes as real property.

In Butte County, mobilehomes are located on single lots as well as in mobilehome parks. If the mobilehome is constructed to 1976 HUD standards and fixed to a foundation, it can be put in any location zoned for conventional single-family dwellings; otherwise, it is restricted to specified zones (including rural residential). When placed in a mobilehome park, maximum density allowed is 10 units per acre, unless developed through a Use Permit, in which case the density may be higher.

Mobilehomes in parks and on single lots offer different housing services to residents. Those on single lots offer much the same services as conventional single-family dwellings. Within parks, recreational facilities are many times shared, and in many areas parks have been restricted to adults only, providing a retirement community for those who desire this lifestyle.

Mobilehome parks are a unique combination of the privacy of owner-occupied, detached, single-family dwellings, and increased social opportunities due to high density land use.

Mobilehomes provide unique housing services when they are located within mobilehome parks; they are particularly suitable for retired individuals who live on fixed incomes, who have substantial savings for a cash purchase of their mobilehome, and who do not look to housing as an appreciating property investment. In addition, they offer a unique lifestyle which combines a low level of outside maintenance, a high degree of privacy, and social opportunity around the home environment. Mobilehome parks are also

a form of efficient, high density land use. Mobilehome parks should, therefore, be encouraged as an appropriate housing form for the retired population that is moving into the County.

Two problems involved in mobilehome parks are appropriate for local attention and action. The first is the disadvantage of the mobilehome park dweller in being a renter of space and falling victim to rent raises and changes in management policy, which are beyond his/her control. A possible solution to this problem is cooperative ownership of the mobilehome park by mobilehome owners. This alternative has been tried and proven successful in areas around the country. The second problem is that of increased services needed by a retirement community as the population ages. Fire and police protection must be adequate, and special home-delivered social and health services may be important in allowing certain elderly residents to remain in their homes. The County should plan for this necessity by developing its capacity to serve retired residents in mobilehome parks.

Mobilehomes on single lots, on the other hand, should not be exempt from the necessity for compact and efficient land use. If mobilehomes are allowed to be located in rural residential areas in an uncontrolled manner, the result could be a classic example of leapfrog development. Mobilehomes on single lots should be subject to the same principles of good planning as more conventional housing.

Sources: Section 8

1. 1975 Special Census, Butte County
2. 1980 U. S. Census
3. Building permit data, Butte County Building Department, 1978-83
4. Telephone interview with Butte County Housing Authority Staff, April, 1984
5. Employment Development Department
6. Telephone interview with Staff of Economic Opportunity Council of Butte County, July, 1979
7. State Department of Rehabilitation, Chico District
8. Interview with Staff of State Department of Housing and Community Development regarding 1977-78 HCD study of mobilehomes in California, April, 1984

APPENDIX A

Regional Housing Needs Plan

The purpose of a Fair Share Allocation Plan within a Housing Element is to examine market area housing needs across jurisdictional boundaries, and to provide a general measure of each locality's responsibility in the provision of that need. A Fair Share Allocation Plan must be developed for each housing market area where interaction between jurisdictional areas has resulted in social and economic interdependence in the provision of housing, employment opportunities, and public services.

Since the passage of AB 2853 in September 1980, localities are responsible to plan for the housing needs of persons of all income levels. Projections are therefore included for households of moderate- and above moderate-income levels, in addition to low- and very low-income levels.

As a preliminary step in examining Butte County's fair share allocation needs, the County was divided into five housing market areas. These are:

- The Chico urban area, including Durham;
- The south County area, including Biggs, East Biggs, Gridley, and Richvale;
- The Oroville urban area, including the City of Oroville, Thermalito, Palermo, and Southside;
- The Paradise urban area; and
- Remaining unincorporated area.

These market areas were chosen because they represent areas of social and economic interdependence within the County; that is, residents of Butte County generally work and live within one of these four areas. While commuting does exist between these four market areas, it is negligible in the analysis of overall patterns, and certainly well below 10% of each market area population. Analysis of fair share needs within Butte County, therefore, will be completed as five separate analyses within the designated market areas.

Need for a fair share allocation plan within a market area is indicated by the existence of any of the following circumstances:

1. Contiguous growth outside City limits.

2. A significant commuting pattern (15% or more) across jurisdictional boundaries.
3. A significant difference (10% or more) in the percentage of low-income households within different jurisdictions in the same market area.

On the basis of these three criteria, a Fair Share Allocation Plan will be required of four of the market areas: Chico, Oroville, Paradise, and Gridley-Biggs. Each of the market areas require a Fair Share Allocation Plan on the basis of criteria one and two.

January 1, 1983 is the base date of the plan. State Department of Finance (D.O.F.) household estimates are used for each incorporated City. The department estimated the figures for the urban unincorporated areas and the remaining County areas based on the D.O.F. figures, 1980 census data, and each area's past share of the County population. This same share methodology nets 31 ~~additional~~ **more** households in the unincorporated County than estimated by D.O.F., 1983.

Four income group categories are used in the plan: very low-, other lower-, moderate-, and above moderate-. Definition of these terms are in Attachment 1.

County proportions of households by income group, 1980, were supplied by H-C-D. It was assumed that these income distributions are still applicable in 1983.

Methodology

Each of the 5 market area's share of the Countywide growth is based on the assumption that each area will maintain its same proportion of the County total to ~~1990~~ **1992**. Same share allocations of Countywide growth broke down into individual growth rates of 2.63% - 3.80%. Most growth rates hover near 3.33% yearly. Incorporated Oroville and incorporated Gridley deviate from the norm with 2.63% and 3.80% growth respectively.

To more fairly apportion the growth, incorporated Oroville and Gridley same share **allocations** have been adjusted to 2.95% and 3%. The County total remains the same.

Fair share allocations can be assigned to maintain the existing income breakdowns or move toward the regional per cent in this or subsequent planning periods.

If the existing income structure is maintained, the incorporated Cities of Chico, Gridley and Biggs will be required to plan for 5-8% more - very low-income households than the regional average. Rather than impacting these communities further, below market rate households will be allocated according to the regional average.

All market areas will be allocated 28% - very low-income, 16% - low-income, 20% - moderate, and 36% - above moderate-income households.

Tables showing the County threshold incomes ~~and the rejected 1990~~ and household projection by year and income are included in the Appendices for reference.

HOW TO USE THE PLAN IN PREPARING LOCAL HOUSING ELEMENTS

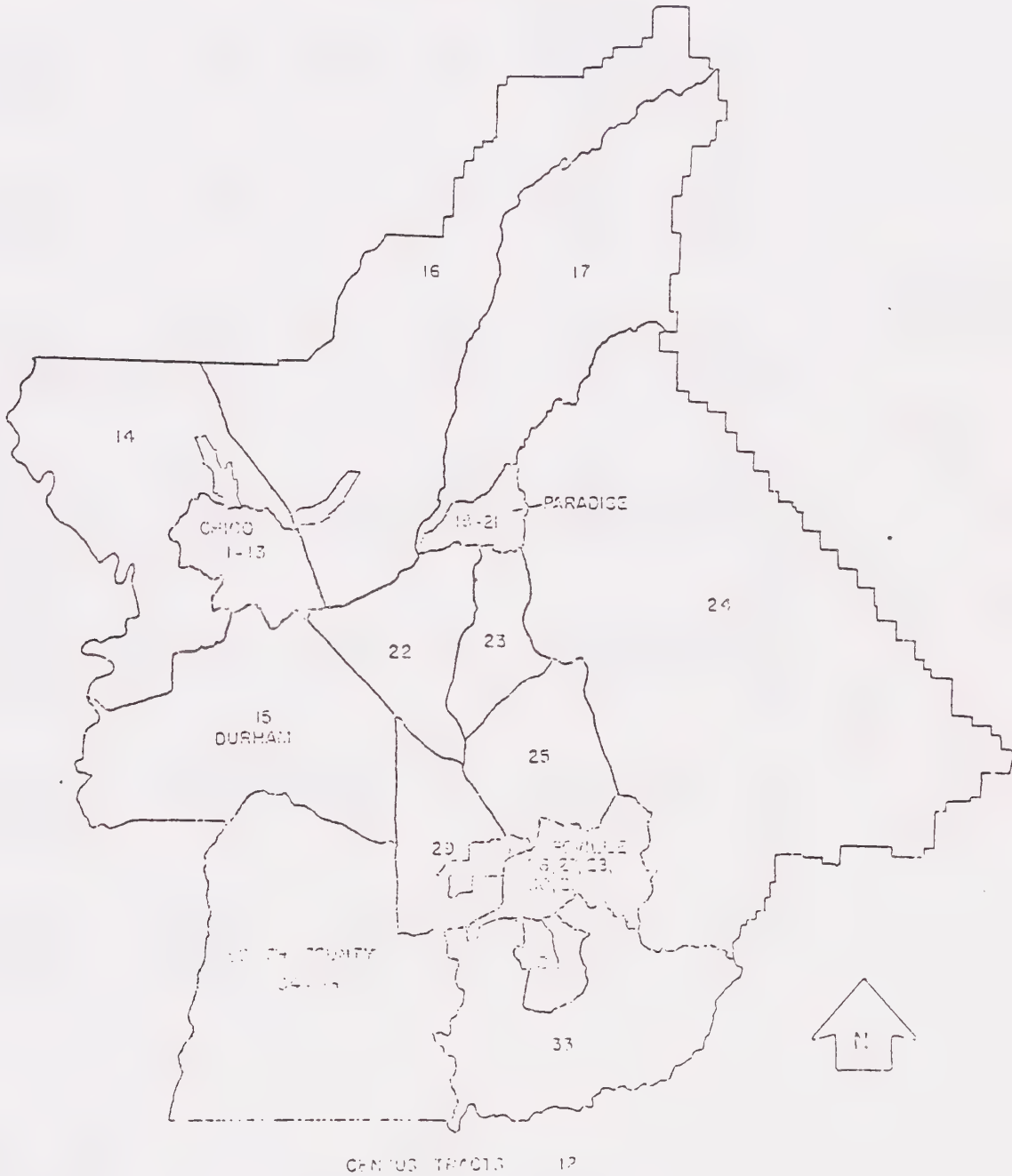
The principal uses of the plan are to accommodate the projected growth of the area and to provide opportunities for all income groups to have access to housing throughout each housing market area.

In addition to the income group estimates and allocations contained in the plan, the Local Housing Elements are to contain estimated affordability needs. This involves making estimates of the current number of lower-income (very low- and other lower-income categories) households who pay more than 25% of their income for housing.

Other existing housing needs which are to be included in local Housing Elements, but which are not included in the Regional Plan, include estimates of overcrowding, estimates of the needs of special groups, particularly farmworker housing and elderly persons, and estimates of substandard physical condition of the housing stock and construction needs. Estimates of substandard units should include both estimates of the units which need rehabilitation and the units which are so substandard that they need to be removed.

Nothing in this plan limits any locale from planning for more households than projected.

BUTTE COUNTY MARKET AREAS AND CENSUS TRACTS



CENSUS TRACTS 12

TABLE 1

Number of Households by Location and Income 1980

	Total	0 4999	5000 9999	10000 14999	15000 19999	20000 24999	25000 34999	35000 Plus
Chico Total	23779	4439	5038	3987	3242	2423	2561	2089
Incorporated	10553	2529	2384	1640	1322	977	1020	681
Unincorporated	11795	1828	2416	2109	1706	1252	1391	1093
Durham Area	1431	82	238	238	214	194	150	315
Oroville Total	11034	2087	2331	1843	1633	1110	1269	761
Incorporated	3729	891	904	531	494	394	310	205
Unincorporated	7305	1196	1427	1312	1139	716	959	556
Paradise Total	9912	1398	2320	2125	1439	963	1036	631
Incorporated	9508	1326	2224	2079	1378	912	990	599
Unincorporated	404	72	96	46	61	51	46	32
South County Total	4561	667	868	782	579	440	825	400
Gridley	1521	317	347	282	193	142	155	85
Biggs	488	77	94	89	90	67	47	24
Unincorporated	2552	273	427	411	296	231	623	291
Other Unincorporated	8092	1030	1722	1482	1189	829	993	847
County Total	57378	9621	12279	10219	8082	5765	6684	4728
Incorporated	25799	5140	5953	4621	3477	2492	2522	1594
Unincorporated	31579	4481	6326	5598	4605	3273	4162	3134

TABLE 2

Total County Households in 1980 as a Percentage by Market Area

Chico Total	41%
Incorporated	18%
Unincorporated	21%
Durham Area	2%
Oroville Total	19%
Incorporated	6%
Unincorporated	13%
Paradise Total	17%
Incorporated	17%
Unincorporated	1%
South County Total	8%
Gridley	3%
Biggs	1%
Unincorporated	4%
Other Unincorporated	14%
Total	100

TABLE 3

	1980 Population	1983 Population	Household Formation Factor
Chico Total	58,831	63,574	2.47
Incorporated	26,603	28,978	2.52
Unincorporated	28,370	30,455	2.40
Durham	3,858	4,141	2.69
Oroville Total	27,997	30,511	2.53
Incorporated	8,683	9,777	2.32
Unincorporated	19,314	20,734	2.64
Paradise Total	23,575	24,668	2.37
Incorporated	22,571	23,589	2.37
Unincorporated	1,004	1,079	2.48
South County Total	11,850	12,552	2.59
Gridley	3,982	4,142	2.61
Biggs	1,413	1,480	2.89
Unincorporated	6,455	6,930	2.53
Other Unincorporated	21,598	23,186	2.67
County Total	143,851	154,491	2.67

TABLE 4

Determining each cities percentage by income category using the county's threshold incomes

Chico Incorporated	1980	Percentage	1983
	Households		Households
Very Low Income	3780	36%	4118
Low Income	1670	16%	1819
Moderate Income	1856	18%	2022
Above Moderate Income	3247	31%	3537
Total	10553	100%	11495
Unincorporated			
Very Low Income	3096	26%	3324
Low Income	1838	16%	1973
Moderate Income	2390	20%	2566
Above Moderate Income	4470	38%	4799
Total	11795	100%	12662
Durham Area .			
Very Low Income	207	14%	222
Low Income	191	13%	205
Moderate Income	282	20%	303
Above Moderate Income	751	52%	806
Total	1431	100%	1536
Oroville Incorporated			
Very Low Income	1366	37%	1538
Low Income	603	16%	679
Moderate Income	638	17%	719
Above Moderate Income	1122	30%	1263
Total	3729	100%	4199
Unincorporated			
Very Low Income	1945	27%	2088
Low Income	1108	15%	1189
Moderate Income	1531	21%	1644
Above Moderate Income	2721	37%	2921
Total	7305	100%	7842

TABLE 4 (Con't)

Determining each cities percentage by income category using the county's threshold income

Paradise Incorporated	1980	Percentage	1983
	Households		Households
Very Low Income	2493	26%	2606
Low Income	1737	18%	1816
Moderate Income	2183	23%	2282
Above Moderate Income	3094	33%	3234
Total	9508	100%	9937
Unincorporated			
Very Low Income	122	30%	131
Low Income	61	15%	65
Moderate Income	66	16%	71
Above Moderate Income	155	38%	167
Total	404	100%	434
Gridley			
Very Low Income	499	33%	519
Low Income	257	17%	268
Moderate Income	300	20%	312
Above Moderate Income	465	31%	484
Total	1521	100%	1582
Biggs			
Very Low Income	126	26%	132
Low Income	74	15%	77
Moderate Income	111	23%	116
Above Moderate Income	177	36%	185
Total	488	100%	511
Unincorporated			
Very Low Income	497	19%	534
Low Income	337	13%	362
Moderate Income	445	17%	478
Above Moderate Income	1272	50%	1366
Total	2552	100%	2740
Other			
Very Low Income	1934	24%	2076
Low Income	1303	16%	1399
Moderate Income	1674	21%	1797
Above Moderate Income	3181	39%	3415
Total	8092	100%	8637

TABLE 5

Household Projections By Year								
	1983	1984	1985	1986	1987	1988	1989	1990
Chico Total	25693	26525	27385	28272	29189	30133	31111	32118
Incorporated	11495	11854	12224	12605	12999	13404	13823	14254
Unincorporated	12662	13084	13521	13972	14438	14919	15417	15931
Durham	1536	1587	1640	1695	1752	1810	1871	1933
Droville Total	12041	12427	12824	13235	13659	14096	14547	15013
Incorporated	4199	4323	4450	4582	4717	4856	4999	5146
Unincorporated	7842	8104	8374	8653	8942	9240	9548	9867
Paradise Total	10371	10756	11156	11571	12001	12446	12908	13388
Incorporated	9937	10308	10693	11092	11506	11935	12380	12842
Unincorporated	434	448	463	479	495	511	528	546
South County Total	4833	4990	5154	5322	5496	5675	5860	6051
Gridley	1582	1629	1678	1729	1781	1834	1889	1945
Biggs	511	530	550	570	591	613	635	659
Unincorporated	2740	2831	2926	3023	3124	3228	3336	3447
Other	8687	8977	9276	9585	9905	10235	10577	10930
County Total	61625	63675	65795	67985	70250	72585	75003	77500

Growth Rates

Chico	3.121%	Gridley	3.0%
Unincorporated	3.335%	Biggs	3.70%
Durham	3.34%	Unincorporated	3.334%
Droville	2.95%	Other	3.335%
Unincorporated	3.335%	County Total	3.33%
Paradise	3.732%		
Unincorporated	3.33%		

TABLE 6

Projected Households by Income Groups 1985

Chico	Incorporated	Unincorporated	Durham
Very Low	3423	3786	459
Other Lower	1956	2163	262
Moderate	2445	2704	328
Above Moderate	4400	4868	591
Total	12224	13521	1640
Oroville			
Very Low	1246	2345	
Other Lower	712	1340	
Moderate	890	1675	
Above Moderate	1602	3014	
Total	4450	8374	
Paradise			
Very Low	2994	130	
Other Lower	1711	74	
Moderate	2139	93	
Above Moderate	3849	166	
Total	10693	463	
Gridley		South County Unincorporated	
Very Low	470	819	
Other Lower	268	468	
Moderate	336	585	
Above Moderate	604	1054	
Total	1678	2926	
Biggs		Other Unincorporated	
Very Low	154	2597	
Other Lower	88	1484	
Moderate	110	1855	
Above Moderate	198	3340	
Total	550	9276	
Total	65795		

TABLE 7

Projected Households by Income Groups 1987

Chico

	Incorporated	Unincorporated	Durham
Very Low	3640	4043	491
Other Lower	2080	2310	280
Moderate	2600	2888	350
Above Moderate	4679	5197	631
Total	12999	14438	1752

Oroville

Very Low	1321	2504
Other Lower	755	1431
Moderate	943	1788
Above Moderate	1698	3219
Total	4717	8942

Paradise

Very Low	3222	139
Other Lower	1841	79
Moderate	2301	99
Above Moderate	4142	178
Total	11506	495

Gridley

		South County Unincorporated
Very Low	499	875
Other Lower	285	500
Moderate	356	625
Above Moderate	641	1124
Total	1781	3124

Biggs

		Other Unincorporated
Very Low	165	2773
Other Lower	95	1585
Moderate	118	1981
Above Moderate	213	3566
Total	591	9905

Total	70250
-------	-------

TABLE 8

Projected Households by Income Groups 1990

Chico	Incorporated	Unincorporated	Durham
Very Low	3991	4461	541
Other Lower	2281	2549	309
Moderate	2851	3186	387
Above Moderate	5131	5735	696
Total	14254	15931	1933
Oroville			
Very Low	1441	2763	
Other Lower	823	1579	
Moderate	1029	1973	
Above Moderate	1853	3552	
Total	5146	9867	
Paradise			
Very Low	3596	153	
Other Lower	2055	87	
Moderate	2568	110	
Above Moderate	4623	196	
Total	12842	546	
Gridley		South county Unincorporated	
Very Low	545	965	
Other Lower	311	552	
Moderate	389	689	
Above Moderate	700	1241	
Total	1945	3447	
Biggs		Other Unincorporated	
Very Low	185	3060	
Other Lower	105	1749	
Moderate	132	2186	
Above Moderate	237	3935	
Total	659	10930	
Total	77500		

Table generated by multiplying 1990 total housing units by area to the regional percentages by income group.

ATTACHMENT 1

DEFINITIONS OF INCOME GROUPS

The threshold incomes for a four person household in Butte County are the following:

Very Low Income	Income not exceeding 50% of the median family: \$6,506
Other Lower Income	Income between 50% and 80% of the median family income of the County: \$6,507 - 10,409
Moderate Income	Income between 80% and 120% of the median family income of the County: \$10,410 - 15,614
Above Moderate Income	Income above 120% of the median family income of the County: \$15,615+

Median income for all households in the County is \$13,012.

Income limits for other household sizes are calculated using household size adjustment factors. For example, the income limit for a one person household is .7 times the four person income limit.

ATTACHMENT 2

CENSUS TRACTS BY MARKET AREA

Chico market area tracts:	1-13
Durham market area tracts:	15
Paradise market area tracts:	18-23
Oroville incorporated market area tracts:	25, 27-31 (ptn)
Oroville unincorporated market area tracts: 31 (ptn)	26, 27, 29-
South County market area tracts:	34, 35, 36
Gridley market area tracts:	34, 35
Biggs market area tracts:	36
Other unincorporated market area tracts:	14, 16, 17, 24, ptn 25, 32, 33

DUTTE

CONTROLLED COUNTY POPULATION ESTIMATES FOR 1-1-83

PAGE 4

DATE PRINTED 04/29/83

CITY	POPULATION				HOUSING UNITS							POP. PER HOUSE- HOLD
	TOTAL	HOUSE- HOLDS	MOBILE HOMES	GROUP QUARTERS	TOTAL	SINGLE	2 TO 4	5 OR MORE	MOBILE HOMES	OCCU- PIED	VACANT	
BIGGS	1410	1410	85	0	542	448	42	15	37	511	5.72	2.759
CHICO	20609	26052	51	2547	12352	6431	1649	4230	34	11495	6.94	2.267
GRIDLEY	4101	4009	14	92	1732	1482	98	145	7	1582	8.66	2.534
DROVILLE	9859	9505	273	274	4430	2635	497	1102	196	4199	5.21	2.283
PARADISE	23713	23176	3148	537	10471	7596	499	507	1869	9937	5.10	2.332

TOTAL INCORPORATED	67692	64242	3571	3450	29527	18592	2785	6007	2143	27724	6.11	2.317

UNINCORPORATED	86729	86165	15114	564	36927	24056	2434	2719	7718	33870	8.28	2.544

TOTAL COUNTY	154421	150407	18685	4014	66454	42648	5219	8726	9861	61594	7.31	2.442

BUTTE COUNTY ASSOCIATION OF GOVERNMENTS
 PROJECTIONS 1989-1990
 (JULY 1)

AREA	POPULATION PROJECTION		HOUSEHOLD PROJECTION	
	1989	1990	1989	1990
BUTTE	182,200	186,300	75,600	77,500

Prepared by the Department of Housing and Community Development, using Department of Finance revised population projections published September 1983.

Issued 10/83

Households by Income Group 1990*

Chico Incorporated	1990
	Households
Very Low Income	5106
Low Income	2255
Moderate Income	2507
Above Moderate Income	4386
Total	14254

Unincorporated

Very Low Income	4182
Low Income	2483
Moderate Income	3228
Above Moderate Income	6038
Total	15931

Durham Area

Very Low Income	279
Low Income	258
Moderate Income	381
Above Moderate Income	1015
Total	1933

Oroville Incorporated

Very Low Income	1844
Low Income	815
Moderate Income	862
Above Moderate Income	1515
Total	5037

Unincorporated

Very Low Income	2627
Low Income	1496
Moderate Income	2068
Above Moderate Income	3676
Total	9867

Paradise Incorporated

Very Low Income	3368
Low Income	2347
Moderate Income	2949
Above Moderate Income	4179
Total	12842

Paradise Unincorporated	1990 Households
Very Low Income	165
Low Income	82
Moderate Income	89
Above Moderate Income	210
Total	546

Gridley

Very Low Income	674
Low Income	347
Moderate Income	405
Above Moderate Income	628
Total	2054

Biggs

Very Low Income	171
Low Income	100
Moderate Income	150
Above Moderate Income	239
Total	659

Unincorporated

Very Low Income	671
Low Income	456
Moderate Income	601
Above Moderate Income	1719
Total	3447

Other

Very Low Income	2612
Low Income	1760
Moderate Income	2261
Above Moderate Income	4296
Total	10930

Note: This table is for reference only. It has been included to illustrate how each incorporated city would have been impacted if forced to maintain their 1980 percentages by income group. Paradise is the exception, using this approach would have decreased their fair share allocation to below the county average.

Household Projections By Year

	1983	1984	1985	1986	1987	1988	1989	1990
Chico Total	25693	26525	27385	28272	29189	30133	31111	32118
Incorporated	11495	11854	12224	12605	12999	13404	13823	14254
Unincorporated	12662	13084	13521	13972	14438	14919	15417	15931
Durham	1536	1587	1640	1695	1752	1810	1871	1933
Oroville Total	12041	12413	12797	13192	13601	14022	14456	14904
Incorporated	4199	4310	4423	4539	4659	4782	4908	5037
Unincorporated	7842	8104	8374	8653	8942	9240	9548	9867
Paradise Total	10371	10756	11156	11571	12001	12446	12908	13388
Incorporated	9937	10308	10693	11092	11506	11935	12380	12842
Unincorporated	434	448	463	479	495	511	528	546
South County Total	4833	5003	5181	5362	5552	5747	5950	6160
Gridley	1582	1642	1705	1769	1837	1906	1979	2054
Biggs	511	530	550	570	591	613	635	659
Unincorporated	2740	2831	2926	3023	3124	3228	3336	3447
Other	8687	8977	9276	9585	9905	10235	10577	10930
County Total	61625	63675	65795	67962	70248	72583	75002	77500

Growth Rates

Chico	3.121%	Gridley	3.80%
Unincorporated	3.335%	Biggs	3.70%
		Unincorporated	3.334%
Oroville	2.633%		
Unincorporated	3.335%	Other	3.335%
Paradise	3.732%	County	
Unincorporated	3.33%	Total	3.33%

Income Interval Cutoffs

Household Income Group	Calculation	Total	Total
Very Low Income	.28 x 57378	16066	16066
Other Lower Income	.16 x 57378	9180	25246
Moderate Income	.20 x 57378	11476	36722
Above Moderate Income	.36 x 57378	20656	57378
		57378	57378

Income Interval	Households	Cumulative Total	Total Needed	Remainder	From next Group	% used
\$000 - 4999	9348	9348	16066	0	6718	100
5000 - 9999	11852	21200	6718	5134		56.63
5000 - 9999	5134	21900	9180	0	4046	100.00
10000 - 14999	10219	32119	4046	6173		39.59
10000 - 14999	6173	32119	11476	0	5303	100.00
15000 - 19999	8082	40201	5303	2779		65.61
15000 - 19999	2779	40201	20656	0	17877	100.00
20000 - 24999	5534	45735	17877	0	12343	100.00
25000 - 34999	6061	51796	12343	0	6282	100.00
35000 or more	4437	56233	6282	0	1845	100.00

Basis for Gridley/Biggs Market Area

	<u>Gridley (34-35)</u>	<u>Biggs (36)</u>
Total Workers	2757	1023
Work within Butte	73%	82%
Outside Butte	18%	6%
Not reported	<u>9%</u>	<u>10%</u>
	100%	98%

Place of Work within Butte

Total Butte Workers	2002	840
Chico City	1%	6%
Oroville City	5%	7%
Remainder of Butte Co.	94%	87%

Farming/Forestry and fishing occupations comprise the largest employment sector: 24% total, 23% within Gridley tracts, 27% within the Biggs tract.

Because of the lack of commuting to Oroville and Chico it appears that persons live and work within the same vicinity making Gridley-Biggs a distinct market area.

Reference: 1980 Census of Populations and Housing, Chico, Ca. SMSA Tables P-9 & P-10.

Chico Market Area: Basis for including Durham

Total workers	1740
Work within Butte	82%
Outside Butte	7.20%
Not reported	10.20%

Place of Work within Butte

Total Butte Workers	1422
City of Chico	35% ¹
Oroville City	6%
Remainder Butte County	58%

Farming/Forestry and fishing occupations comprise the 2nd largest employment sector, 24%². Given the location, farming accounts for most, if not all of the 24%. If only 3/4 are within the Durham/Chico area, than 18% (313) of the work force can be assigned to the region. If this 313 is added to the 500 persons working in Chico and 87 in Oroville, then 900 or 63% of the in county labor force has been accounted for. The remaining 37% is assigned to Durham, Chico North, Paradise, and other areas. Therefore, Chico City's 35% share, is the highest. Durham is correctly included in the Chico market area.

1. H-C-D defines significant commuting as 15% or more.
2. Technical sales accounts for 25%.

Reference: 1980 Census of Population and Housing, Chico, Ca. SMSA
Tables P-9 and P-10

APPENDIX B

BUTTE COUNTY REGIONAL HOUSING NEEDS

This section supplements the Butte County Regional Housing Needs: Appendix A.

Projected Growth on a Countywide Basis

The State Department of Housing and Community Development has assessed the statewide need for housing and has developed growth projections for all regions of the state through 1990.

Population growth and household growth have been projected as follows for Butte County:

Butte County Population Projections

	<u>Unincorporated</u>	<u>Total County</u>
1983	86,525	154,491
1984	88,870	158,678
1985	91,278	162,979
1986	93,752	167,397
1987	96,293	171,934
1988	98,903	176,595
1989	101,583	181,381
1990	98,461*	182,120*
1992	100,007	186,340

Total Butte County Household Projections

July 1983	61,625
July 1984	63,675
July 1985	65,795
July 1986	67,985
July 1987	70,250
July 1988	72,585
July 1989	75,003
July 1990	72,125**
July 1992	73,820

Unincorporated Butte County Household Projections

1990	38,360**
1992	39,104

Sources: State Department of Housing and Community Development, October 1983. 1992 estimates based on 1990 Census data.

* 1990 U.S. Census Bureau

** 1990 California Department of Finance Population Housing Estimates, Jan. 1, 1990.

Distribution of Regional Housing Needs

Projected Butte County household growth has been distributed to the jurisdictions of the County after consideration of a variety of criteria. These criteria are discussed below.

Market Demand for Housing

Past growth trends indicated that the favored site for housing in 1975-1980 was in the periphery of urban areas of the County. The unincorporated area around Chico experienced a 2,975 increase in number of households, unincorporated Oroville added 2,171 households, and Paradise households increased by 1,684. Incorporated Chico also increased in household count by 2,096.

Building permit data for 1981-1983 indicated the peripheries of Oroville and Chico continue to be preferred sites for housing. These trends are expected to continue ~~to 1990~~ through 1992.

Many households moving to Butte County are attracted by the rural environment and desire a housing site with acreage. Between 1975 and 1980, 2,745 households were added to the more rural areas of the County. Population projections to 1990 anticipated that over 2,400 new households will be added to these rural areas by 1990.

Vacancy rates also indicate demand for housing as it differs between areas of the County. 1980 and 1983 vacancy rates reported by the Department of Finance are as follows:

	<u>1980</u>	<u>1983</u>
Biggs	7.99%	5.72%
Chico	4.8%	6.94%
Gridley	4.38%	8.66%
Oroville	9.75%	5.21%
Paradise	3.49%	5.10%
Unincorporated	5.50%	8.28%
Total County	5.31%	7.31%

The lower vacancy rate in Paradise reflects the attraction of Butte County, and this area in particular, to retirees who are moving to Butte County from more urban areas of the state.

These vacancy rates indicate also that in no area of the County is an extreme shortage of housing being experienced.

Type and Tenure of Housing Need

Housing Assistance Plans prepared by the Cities of Chico and Oroville and by Butte County for all other areas of the County provide the best description of the type of households most in need of housing assistance.

These documents indicate that almost five times as many renters as homeowners are in need of housing assistance, and that homeowners most in need of assistance are elderly households and female-headed households. Renting households most in need of assistance are small families and female-headed households, as well as elderly households.

Employment Opportunities

Strongest sectors of the Butte County economy are government employment, retail trade, and services. These types of jobs tend to develop with population growth. Within the present composition of the Butte County economy, then, the rate of population growth in different areas is a good indication of expected employment growth. This trend will continue, unless major new firms located in Butte County, at which time employment growth may tend to have a more casual effect on population growth.

Commuting Patterns

The composition of the Butte County economy does not create a need for extensive commuting to reach employment sites, as employment is generally distributed with population and housing growth throughout the County.

Availability of Suitable Sites and Public Facilities

Butte County, as a rural area, contains an abundance of vacant residential land. So plentiful is this resource that attempts to quantify it have only recently been initiated. While land availability is not as great an overriding concern for housing development as in other areas of the state, community concern has been voiced in recent elections regarding the preservation of open space and agricultural resources. Therefore, while land is abundant in most areas of the County, public policies regarding location, timing, and intensity of residential development will very likely become a greater force in years to come in guiding the urbanization of Butte County.

As a general trend, land availability is not a serious constraint to residential development in Butte County, except in the City of Chico. However, higher residential densities in the remaining vacant parcels in incorporated Chico will accommodate more housing growth, proportionately, than peripheral or rural residential parcels.

The availability of public facilities to accommodate residential development throughout the County does not appear to be a serious constraint, at least for the next five years. An assessment of such services throughout the County, recently completed by the Butte County Planning Department, has estimated the remaining public facility capacity as recorded below. These capacities are well above expected growth in the next five years.

Estimated Remaining Infrastructure Capacity
(Dwellings)

	<u>Sewer</u>	<u>Water</u>
Chico	**	*
Paradise	*	3,500 (1)
Oroville	20,000+	*
Gridley	1,193	*
Biggs	150 - 1,000 (2)	*

* Indicates no existing constraint.

** An absolute figure is unavailable; however, capacity is available for projected growth through the planning period.

(1) Figure is estimate only.

(2) If infiltration of lines can be arrested.

Housing Need for Farmworkers

Agriculture comprised 6.7% of all jobs in Butte County in 1979 and 7% in 1983-84. Due to increasing mechanization of the agricultural industries, farm labor opportunities in the County are decreasing.

Agricultural work which employs seasonal farmworkers is primarily concentrated in the unincorporated area around Gridley. The need for more farmworker housing in this area has been expressed; however, such housing development is generally tied to subsidies provided by state or federal government agencies.

Distribution of Household Growth

None of these considerations suggest growth trends in the future that will be substantially different from growth trends in the past. Therefore, recent rates of household growth in different areas of the County have been used to project household growth through 1990 1992.

APPENDIX C

Housing Assistance Programs Operative in Butte County

The following housing assistance programs were operative in the unincorporated section of Butte County as of April 1984:

<u>Program</u>	<u>Sponsoring Agency</u>
Section 8 Housing Assistance Payments	Butte County Housing Authority
1 year contract.	
Section 8 Moderate Rehabilitation	Butte County Housing Authority
80 moderate rehab contracts.	
Very Low Income, 15 year contracts. 891 Section 8.- vouchers and certificates.	
Farm Labor Housing	Butte County Housing Authority
Community Development Block Grants - Housing Rehabilitation	Butte County Redevelopment Agency (being formed)
FHA 235/265	Private Developer
Self-Help Housing (new construction and rehabilitation)	Chico Housing Improvement Program
Minor Home Repair and Weatherization	Community Action Agency of Butte County, Inc.
FmHA Section 502/504	Farmers Home Administration
Home Ownership Home Improvement Program	California Housing Finance Agency

Housing assistance is also provided by the Butte County Welfare Department to families that are eligible for Aid to Families with Dependent Children (AFDC) program. The County, through a vendor program, will pay up to the full amount of the rental payments depending on funds available and financial situation of the family.

There is also a permanent housing program in which the County will pay the last month's rent and security deposits, depending on the eligibility and financial characteristics of the family.

Available information on the level of housing assistance provided by each program is given below.

<u>Program</u>	<u>Units</u>	<u>Committed Units</u>
Section 8 Housing Assistance Payments	643	
FmHA Rental Assistance	364	
HUD Rental	98	
Section 8 Moderate Rehabilitation	80	20
Farm Labor Housing	142* 135*	
CDBG Housing Rehabilitation		40+ Chapmantown
FHA 235/265		17
FmHA 502/504	1000+	
HOHI-CHFA	20	
BCHA Demonstration Units	9	(3 need rehab.)
Conventional Public Low-Income Housing	230	(all within Cities)
Chico Housing Improvement Program		(all within Cities)

~~*Note: Includes Housing Authority and some Farmers Home~~

*Note: Includes 6 demolitions.

CHAPTER III

THE HOUSING PROGRAM/STRATEGY

Statewide, the housing market has been in serious trouble; it is faced with a crisis of serious proportions. While there are numerous factors which account for this situation (land supply, zoning requirements, construction costs, market demands, etc.), the major contributing factor is the chaos which characterizes the housing finance system.

Within the last few years, the prime lending rate has fluctuated madly, responding to every change in federal monetary policies. Fortunately, the monetary climate of 1983-84 has been more favorable for both builders and home buyers. Building permit activity is up and a variety of financing is being offered at 11 1/4% to 13 1/2%, qualifying more households for loans. Although the housing market is subject to highly volatile, uncertain predicaments, one fact appears certain: the housing consumer must adjust to the reality of having to allocate a larger share of disposable income for housing. From a traditional "rule of thumb" of 25% of gross household income being applied to housing, some housing forecasters are predicting that 40% to 45% will be more prevalent within the next two or three years.

The apparent demise of the 30-year, fixed rate mortgage, and the adoption of adjustable mortgage loans, has important implications for local Housing Elements. Those implications are pivotal for the Butte County Housing Element and are identified as follows:

1. Home ownership will be less frequently utilized by households as a means of accumulating wealth.
2. With mortgage interest rates linked to the prevailing cost of borrowing in the economy, housing will be less of a hedge against inflation; therefore, housing will be purchased or rented, increasingly, for "shelter" purposes, not as an investment.
3. A fixed-rate mortgage encourages many households to purchase their homes at a phase before household income is at a level to fully justify such purchase. The rationale is that the family income will increase, while housing expenses will remain constant. In such an event, even if home ownership is not affordable at the time of initial purchase, it is expected to be so in a short time period. This expectation cannot be assumed with an adjustable rate loan.

4. Existing standards of affordability, with respect to initial loan qualification, household lifestyles, and expectations of continued affordability, will undergo major change.
5. Upward mobility (resale market) will be discouraged; therefore, the "filtering process" will become clogged.
6. If existing homeowners have no incentive to take their equity and move up into a larger, more luxurious new home, then the new home market will be forced to adapt to the first-time home buyer; however, constraints of affordability will not allow first-time buyers to obtain the standard project on the market (single-family, detached, 3-bedroom, 2-bath, 1,700 square foot dwelling).
7. In response to the new market realities outlined above, households that do not currently own their own homes will either allocate a larger proportion of their incomes for housing or demand smaller, more basic housing projects. In the short-term, it is likely that the latter alternative will be more commonly utilized. In the long-term, both alternatives will become commonplace.

In a previous chapter of this Element, the characteristics of Butte County's housing market were assessed - the needs of the population were identified, the condition of the inventory was established, factors which impede the proper functioning of the housing market were ascertained, and basic and special needs within the housing market were examined.

An analysis of housing needs and supply in relation to the market, and governmental framework within which production must take place, is the basic approach leading to the formulation of a housing program. Such a program, to be effective, must present goals, policies, and priorities; outline actions to be undertaken; establish a time frame for performing those actions; and assign responsibility for specific programs or functions.

The following program represents the housing strategy that will be implemented during the operative period of this Element.

A. Housing Goals, Policies and Priorities

To a great extent, the policy framework and basic housing goals for each locality have already been established by the Congress and the California Legislature. At the federal level, the goal of "a decent home and suitable living environment for every American family" has been in effect since enactment of the Housing Act of 1949. This goal has been promulgated into regulations in 24 CFR 600.70 (a).

The California Legislature first embraced the National Housing Goal in 1970, and reaffirmed it in various legislative enactments thereafter. The guiding statutory provisions may be found in Section 65580 of the Government Code.

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

It is within the context of these provisions that Butte County's Housing Element has been formulated. The goals, policies, and priorities which are identified below present a "set of guiding principles" for the Housing Program represented in this Element.

1. Goal

The basic, all-encompassing housing goal of the County of Butte is that all persons have the opportunity to live in a safe and healthful home, and in an environment free from blighting influences; that all persons have a choice of housing opportunities with regard to location, type, price and proximity to employment, community facilities, recreation and commercial services; and that access to housing not be restricted because of race, age, sex, marital status, ancestry, source of income, national origin, color, or religion.

2. Policies and Priorities

The following policies are adopted to encourage and guide the private and public sectors of the economy toward the attainment of the County's housing goal:

- a. A governmental framework shall be established and maintained which encourages and facilitates maximum performance of the private homebuilding industry in accommodating the housing needs of the County's current and projected population.
- b. The conservation and rehabilitation of existing housing shall be encouraged.

- c. The legitimate use of governmental powers shall be exercised, wherever necessary and appropriate, to foster a housing market which provides freedom of access and choice to all persons. Discrimination in housing is contrary to public policy.
- d. New housing construction shall be encouraged in locations with reasonable proximity to centers of employment and shopping facilities, and which respect the conservation of energy. The private homebuilding industry shall be encouraged to give priority consideration to developing within existing urbanized areas or in locations adjacent to such areas.
- e. The utilization of governmental programs - federal and state - which assist low- and moderate-income households to obtain decent, safe, and sanitary housing shall be diligently pursued by the appropriate public agencies. Priority consideration shall be given to those programs which involve private industry participation.
- f. Planning and zoning considerations affecting housing production shall be applied in a manner which seeks to balance the need for protecting and enhancing the environment with the need for housing at affordable prices.
- g. The revitalization of deteriorating neighborhoods shall be stimulated and assisted to the maximum extent possible.
- h. Residential development at urban densities shall be permitted in areas with adequate facilities and services including access, sewage disposal capabilities, water supplies, drainage facilities, fire protection and police protection.
- i. The County shall, jointly with cities of Butte County pursue means of resolving drainage problems to expand the area available for urban residential development.

B. Existing and Intended Programs

The actions outlined below are designed to implement the goals, policies, and priorities adopted herein.

1. Land Development Review Process and Development Standards
Findings

The most significant governmental factor currently affecting housing production and, thus, housing costs are the land

development process and development standards. Throughout the County, residential developers have expressed frustration about the difficulties and frustrations which confront them when they submit proposed housing developments to governmental agencies.

The County has recognized the need to review and improve development review standards and has formed a Land Use Committee to study this issue. The Committee has produced several significant recommendations for the improvement of the review process. To date, the Land Use Committee has reviewed road standards, PUD Ordinance and guidelines for contracting with consultants for EIR preparation. Currently, the Committee is reviewing minimum lot sizes allowed by the Zoning Ordinance.

Actions

a. Development Uncertainty

All efforts shall be made to promptly inform developers with regard to where residential development will be encouraged and to provide timely information concerning the processing status of pending applications. Development uncertainty can also be minimized by the preparation and adoption of neighborhood or community plans. Such plans enable the County to resolve sensitive development/environmental conflicts at the neighborhood level, and relieve the developer of the time-consuming and costly public debates which frequently ensue when projects are proposed. This approach will also enable the County to develop an "environmental data bank", which will make the function of environmental assessment more efficient and less time-consuming. Development Agreements are also being utilized to provide for greater developer "certainty".

Time frame:	Annually, throughout the time period of Element.
Units affected:	Households Countywide.
Status to date:	The County has pursued residential development according to the General Plan and other County planning guidelines during the time period of the Element.

b. Maintaining an Updated Process

The Planning and Public Works Departments, as well as other County agencies directly or indirectly involved in the housing production system, are directed to annually evaluate their practices, procedures, and regulations, and to submit a written report to the Board at a time specified by the Board. This report shall contain recommendations for improving the efficiency of governmental involvement in the housing process.

Reports submitted to the Board shall be reviewed by a Land Development Advisory group prior to submission for appropriate comment.

Time frame: Annually, throughout the time period of the Element.
Units affected: Countywide.
Status to date: The County Planning Department annually updates its zoning code so as to meet the needs and concerns of a changing housing base. The Public Works and other departments (environment, health, and public infrastructure) also respectively evaluate their procedures and regulations in terms of Countywide development.

c. Development Standards

All County departments which enforce design standards applicable to new residential development shall review such standards to insure effective utilization of land, facilitation of innovations, energy conservation and cost savings. The first such review shall be done within a year of Housing Element adoption, and shall be submitted in a report to the Board.

Time frame: Annually, throughout time period of Element.
Units affected: Households Countywide.
Status to date: The County has monitored and made adjustments to its design standards and zoning requirements throughout the time period of the Element.

2. Increased Density

Findings

The Land Use Element of the Butte County General Plan establishes the density ranges for each residential designation. Absent sewage collection for most of the unincorporated portion of the County, the area needed to utilize on-site waste water disposal systems was a critical factor in establishing these densities, particularly for the relatively high density urban categories.

With the adoption of the 1981 Housing Element, densities in all urban residential designations were increased.

Existing Designation

Density Ranges

L-D-R

1-6

M-D-R

7-13

H-D-R

14-20

Developments in excess of 4 d.u./ac are required to be PUD or sewerred.

Septic based developments are based on percolation and other septic-water quality standards; based on the number of bedrooms. (i.e., three bedrooms = 12 d.u./ac, two bedrooms = 15-16 d.u./ac, one bedroom = 20 d.u./ac)

Since the density limits are keyed to on-site waste disposal requirements, there is little, if any, planning justification to maintain these limits in areas where off-site sewage collection and disposal systems are available. In these areas, other factors such as traffic, adjoining-existing land uses, water supply, etc., should establish the basis for the appropriate land use designation and, hence, density considerations. As a result, a more realistic density range reflecting these conditions might be effective at meeting housing needs, while respecting the development constraints within the County.

Since the adoption of the 1981 Housing Element, the multiple zones (R-3, R-4, MHS, PUD) have been brought into full conformity with the new density limits.

"A-2" zoning, Butte County's General Zone and C-1, C-2, are not yet tied into the density limits of the General Plan. The Planning Commission is in the process of remedying this situation.

3. Utilization of Government-Assisted Programs for Lower-Income Housing

It is clear that a substantial number of households are unable to participate in the housing market without financial assistance from the government. The County shall continue vigorous utilization of available federal and state programs designed to assist low- and moderate-income families obtain decent, safe, and sanitary housing. More specifically, the following actions are adopted:

Actions

a. The Butte County Housing Authority shall fully utilize all available housing assistance.

Time frame: Annually, throughout the time period of the Element.

Units affected: Households Countywide.

Status to date: To date, there are many available forms of housing assistance the Housing Authority can utilize. The Housing Authority owns and leases housing units for low- and very low-income families; however, these units are all located in the now incorporated cities of the County. The Program administers 285 duplexes and townhouses; an increase of 115 units since 1980. Of the 170 housing units under the Program in 1980, 70 were spread out in then unincorporated cities of Biggs and Gridley. The Housing Authority also administers the County's Section 8 rehabilitation and voucher program.

In 1990, the Housing Authority administered a total of 129 farmers housing units. These units are filled at full capacity and there has been an average waiting list of 50 applicants. The high occupancy rate and demand is not a response to greater farm opportunities but instead to a Farm Labor Requirement in 1986 that allows rentals to persons with only temporary evidence for permanent residency status. The Housing Authority would like to add an additional 25 to 50 units in the next several years.

There is also a Rental Assistance Program administered by the Housing Authority which helps low-income residents meet their rental payments (\$212) in Housing Authority units.

b. The Board of Supervisors shall utilize all appropriate Community Development Programs - federal and state - that facilitate the provision of housing for low- and moderate-income households.

Time frame: Annually, throughout the time period of the Element.

Units affected: Dependent of number of eligible households and acceptance of loan application.

Status to date: The County has applied for and received CDBG funds in each of the following years- 1985 (28 units), 1988 (15 units rehab., 8 units emergency repair), and 1990 (24

targeted units). The County also applied for and received a grant for Villa Verona property sewer improvements in 1989.

c. The County's Community Development staff shall investigate the feasibility of participating in tax-exempt mortgage revenue bond financing for housing programs to benefit low- and moderate-income households in the County. This action shall take place within a year of Housing Element adoption.

Time frame: Periodically, beginning within year of Element adoption.
Units affected: Flexible, depending on the number of units financed and/or the availability of funds.
Status to date: Financing through tax-exempt mortgage revenue bonds can be provided through the California Housing and Finance Agency (CHFA). However, there have been no CHFA financed multi-family units in the unincorporated County during the time period of the Element.

d. The County's Community Development staff shall investigate and promote more cost-effective use of federal and state Housing and Community Development Programs. This activity shall be ongoing.

Time frame: Annually, throughout the time period of the Housing Element.
Units affected: Flexible, depending on number of eligible applicants approval of CDBG loan application.
Status to date: The County has submitted applications for Community Block Grants: The County applied for housing rehabilitation grants in 1985 (28 loans), 1988 (25 loans), and 1990 (the 1990 application is targeted to affect 24 households).

4. Effective Land Use

Findings

A typical subdivision tract house constructed in Butte County will cost about \$56-\$62 per square foot (including land). For a 1,200 square foot structure, this translates into \$67,200 - \$74,440. The prospects of achieving any significant reduction in housing costs are not too promising unless improved techniques of land utilization are employed.

Very few medium- to high-density residential developments are being constructed in the unincorporated area of Butte County.

Planned unit developments, condominiums, and similar techniques which utilize land more efficiently have been rarely employed in the past. Instead, the conventional single-family tract subdivision predominates. Over time, PUD's may become more prevalent.

Throughout the County, in several older neighborhoods, are a considerable number of smaller lots (approximately 5,000 square feet) that are frequently undeveloped or poorly developed. These lots represent an excellent opportunity to produce housing at significantly lower costs because of reduced land costs, provided, they have water and sewer service and procedures are formulated to encourage and facilitate the proper development of these parcels. Clearly, it is feasible to utilize these lots, given the right set of criteria. However, most of these lots are too small for septic tank development.

Actions

Improving Land Utilization - The County shall maintain minimum lot sizes consistent with the densities provided for in the General Plan. Applicable County policies and ordinances are being reviewed for compliance with this standard.

The County will continue to encourage second dwelling units ("Granny Flats") as allowed by Government Code Section 65852 and Section 24-202 of the Butte County Code.

Time frame:	Concurrent with adoption of Element.
Units affected:	Dependent on households interested in developing second dwelling units.
Status to date:	The County has maintained minimum lot sizes consistent with the General Plan. Section 24-202 of the Butte County Zoning Code also allows second units to be constructed in any of the 15 agriculture zones and zone A-2 (limited general). The specific requirements of the second dwelling unit state it must be less than 640 square feet and can be occupied by only one person or two persons over 60 years.

5. Residential and Neighborhood Rehabilitation

Findings

The existing inventory of housing represents the most feasible supply for low- and moderate-income households, and should be rehabilitated and maintained, for this and other reasons.

There are several factors which frustrate rehabilitation, however, some of which are within the scope of influence of County government.

Actions

a. Rehabilitation Financing

The County shall continue its use of government-assisted programs which provide attractive financing for rehabilitation financing in lower-income neighborhoods. The Board shall take appropriate steps to expand the eligibility of additional neighborhoods to avail themselves of these programs.

Time frame:	Annually, during time period of Element.
Units affected:	Dependent on size of loan and acceptance of loan application.
Status to date:	The County has continued to apply for CDBG funds in an attempt to benefit and improve low-income households and neighborhoods.

b. Neighborhood Improvement

In areas of high concentration of substandard housing, and where neighborhood conditions are deteriorated, the County shall assist to the maximum extent feasible in the upgrading of neighborhood conditions, such as curbs, gutters, sidewalks, street improvements, sewers, and street lighting.

Time frame:	Annually, throughout time period of Element.
Units affected:	Countywide impact.
Status to date:	County efforts to improve the upgrading of neighborhood conditions - curbs, gutters, sidewalks, street improvements, sewers, and street lighting include:

6. Housing Policies for Special Groups

Findings

Certain groups within society require specialized housing services in addition to the normal needs for shelter in order to attain a decent and satisfying living environment. Population groups such as farmworkers, female-headed households, the elderly and the handicapped have been examined within this Element for their special requirements in terms of types of housing and/or services as an addendum to the conventional living environment. Recognition of these special needs within local housing policy is a first step toward action and solution.

Actions

- a. The County shall recognize that social and health services are a part of a decent and satisfying living environment for many elderly persons, and in doing so shall monitor the activity of, and participate with groups in the community which are responsible for the provision of these services. The County shall recognize the need to support service providers efforts through hearing special requests, offering technical assistance and in jointly planning for adequate provision and financing of services to the elderly.

Time frame: Annually, throughout the time period of the Element.

Units affected: Dependent on eligible households.

Status to date: The County has incorporated incentive programs into its zoning code directed toward not only low-income residents but also special population groups. The County's zoning code allows for density bonuses if the target households include elderly or low-income residents and also provides for the needs of handicapped persons.

- b. The County shall support the efforts of various agencies in the community which advocate for and/or work with the County's farmworker population. The County shall assist in assessing and planning strategies for the financing of farmworker housing needs.

Time frame: Annually, throughout the time period of the Element.

Units affected: Dependent on farm worker population.

Status to date: The primary agency in the County that plans and provides for the needs of the farmworker population is the Housing Authority.

- c. The County shall support the efforts of groups and agencies in the community which advocate for and/or work with disabled persons. Assistance shall be rendered in the form of assessment, planning, and developing financing strategies for special housing provisions to meet the needs of the handicapped. The County shall also seek to better acquaint the development industry and the design profession of the need for design and building solutions to this problem.

Time frame: Annually, throughout the time period of the Element.
Units affected: Varies with eligible households.
Status to date: The County has adopted planning measures into its Zoning Code that provide for the needs of handicapped persons.

7. Equal Opportunity in Housing

It shall be the policy of the County to promote equal opportunity and access in housing for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, or color. This policy shall apply throughout the County and especially within the Community Development Block Grant Program and other areas where the County has administrative authority.

Time frame: Annually, throughout the time period of the Element.
Units affected: Households Countywide.
Status to date: The following Equal Housing Opportunity Plan and Historic Preservation Policy address the existing County needs of a fair housing and preservation program.

Fair Housing Plan for the County of Butte

POLICY STATEMENT

It is the policy of the County:

- * to assure equal housing opportunities to all without regard to race, color, religion, sex, national origin, ancestry, marital status, or physical handicap;
- * To take positive steps to assure that all segments of the population are aware of their rights and responsibilities regarding fair housing;
- * To ensure that fair housing practices are applied to all housing offered within the County; and
- * To encourage voluntary cooperation from the housing industry.

OBJECTIVES

To achieve the County's Fair Housing Policy, the following objectives are established:

- * To document discriminatory practices;
- * To educate the public and the housing industry regarding their rights and responsibilities regarding fair housing;
- * To assist victims of discrimination in seeking legal recourse;
- * To expand housing opportunities for minorities; and
- * To reduce the level of discrimination within the community.

ACTIONS

To implement the County's Fair Housing Policy Objectives, County will undertake the following activities:

Information Services

- * Make available informational materials from the State Department of Fair Employment and Housing on compliance with fair housing laws and how to obtain assistance in filing fair housing complaints. A designated County staff person will be responsible for maintaining and distributing this information to the public and for maintaining a copy of applicable state and federal fair housing laws.
- * Distribute information materials to organizations that have contact with the general public and to places where the public may congregate.
- * Reiterate County Fair Housing Policy at public meetings and hearings conducted in conjunction with other housing programs.
- * Provide public service announcements regarding fair housing to local media and encourage their use.
- * Compile a list of local and state organizations that provide counseling, enforcement, information, and/or other services related to compliance with fair housing laws.
- * Participate in community events with fair housing materials.

Direct Consumer Services

- * Assist complainants in filing charges with enforcement agencies.

- * Develop working agreements to expedite referrals to fair housing enforcement agencies.

Services to the Housing Industry

- * Provide information from the State Department of Fair Employment and Housing to organizations representing builders, real estate agents, and others in the local housing industry on compliance with fair housing laws.
- * Develop and provide training on fair housing laws and practices for housing-related professionals.
- * Develop fair housing programs in cooperation with builders, real estate agents, and others in the local housing industry.
- * Encourage producers of local housing-related publications and their advertisers to regularly run HUD's equal opportunity statement for publishers.
- * Advise local housing industry representatives on multi-ethnic advertising.
- * Encourage development of industry-sponsored voluntary compliance programs.
- * Encourage local boards of realtors to sign and enforce the Voluntary Affirmative Marketing Agreement developed between HUD and the National Association of Realtors.

Administrative and Advocacy Services

- * Review and make recommendations on fair housing components of any local housing-related plan.
- * Coordinate activities with other organizations involved in fair housing and fair housing-related activities.
- * Solicit broad-based support (financial, membership, volunteers, etc.) for fair housing activities.

PROGRAM MANAGEMENT

The _____ is the designated County agency for implementing the County's Fair Housing Plan.

Historic Preservation Policy for the County of Butte

POLICY STATEMENT

The County of Butte recognizes that the preservation of its historic heritage is vital to its residents' understanding of the past and the enjoyment of the present. The preservation of historically, archaeologically, and architecturally significant sites enriches the community's culture and provides a link to previous residents and events. Historically significant sites represent irreplaceable assets.

OBJECTIVES

The objectives of the County's historic preservation program are:

- * To identify historically, architecturally, and archaeologically significant sites;
- * To establish a method of prioritizing the level of importance of each site for preservation;
- * To identify the most appropriate method(s) of preserving significant sites according to the level of priority for protection;
- * To make use of available state and federal programs which can assist the County in preserving historically significant sites;

PROPOSED ACTIONS

- * The County will designate _____ as the responsible agency for serving as a historic preservation liaison. The responsibilities of this liaison position will be to:
 - contact federal, state, and private historic preservation organizations to obtain their inventories of historically significant sites;
 - refer property owners who have questions about the historic value of their properties and appropriate techniques for preservation to the appropriate public or private organization;
 - prioritize County funding for historic preservation programs based on information provided by private, state, and federal agencies;

- provide information on sources of funding for the rehabilitation of historic properties;
 - assist local nonprofit preservation organizations in acquiring historic properties for preservation.
-
- * When considering development or rehabilitation activities, the County will evaluate the potential impact of such activities on historic properties.
 - * As part of the implementation of local, state, and federal programs involving the rehabilitation of structures, the County will check available historic inventories of public and private agencies. If a property is listed as historically significant, the County will contact the appropriate local, state, or federal agency for guidelines on rehabilitating such structures.
 - * In public meetings and hearings on proposed activities involving the use of public funds for development or rehabilitation, the County will invite the public to comment on the potential impact of such activities on historically significant sites. Notices of such meetings and hearings will include language inviting such public comment.
 - * The County will compile a list of attendees at public meetings and hearings and maintain a file of any written or oral comments provided to the County on historic properties.
 - * The County will contact the State Historic Preservation Office before rehabilitating, removing, or altering any structure more than 50 years old. As part of any such activity, the County will assess the impacts on the historic significance of the site.
 - * The County will maintain a file documenting actions it has taken and comments it has received with respect to historic preservation.
 - * The County will contact the State Historic Preservation Office before issuing a permit for the rehabilitation, alteration, or removal of any structure more than 50 years old. The County will require owners of structures on SHPO's list of historic structures to follow SHPO guidelines.

PUBLIC PARTICIPATION IN ADOPTING HOUSING ELEMENT

The following plan describes how the County of Butte will involve citizens in the planning, implementation, and assessment of the Housing Element. Steps and procedures the County will undertake will ensure that the views of the principal beneficiaries, targeted income group members, and other affected persons are fully considered in program development and in any subsequent program or activity amendment.

The benefits of a well planned and executed participation process are many: overall public acceptance of the adopted program is enhanced, creative ideas are introduced which may improve the program, and implementation can occur more quickly since potential beneficiaries are already aware of the program.

SCOPE OF CITIZEN PARTICIPATION

Citizens will be involved in all stages of the Housing Element adoption process. The Citizen participation requirements of this program include four (4) primary components.

1. Holding public meetings and public hearings.
2. Making information available to the public.
3. Inviting and responding to written comments.
4. A written citizen participation plan.

PUBLIC MEETINGS AND PUBLIC HEARINGS

The state Housing Element regulations require a public meeting to be held during the program design and application phases. The purpose of this meeting is to explain the program and give attenders and opportunity to ask questions and suggest possible direction of the Element. Attenders will be informed about the extent of the programs covered by the Element.

The public meeting and public hearings will be held at a time and place convenient to the public, with accommodations for the handicapped.

The location of the public information file which can be inspected will be included in the notice, as well as an invitation to submit written comments.

A record will be kept which contains the state regulations and notices, a list of the attenders, and the minutes of the meeting.

A public meeting will also be held at the time the preliminary report is prepared and when any amendments to policies or amendments to regional housing share exceeding 10 percent are contemplated.

A public hearing will be held "prior to submitting the Element to the California Department of Housing and Community Development." This hearing is more formal than the public meeting and will be held before the governing body.

At the hearing, the proposed program will be fully described. Attenders will be provided full opportunity to comment on the program, subject to the normal rules governing public hearings. Written comments will be invited, with instructions on where to submit such comments.

The governing body has the sole discretion of deciding what the contents of the Element will be. However, any allegations made by any citizen that the procedural or legal requirements of the program are being violated will be thoroughly investigated and written responses to written complaints and grievances will be provided within 15 days.

A record will be kept of the notices, the list of attenders, and minutes of the hearing to support the certification of compliance with this requirement.

DISSEMINATION OF INFORMATION TO THE PUBLIC

In order to insure that citizens are given full opportunity to participate in the Housing Element Program, the County will do the following:

- A. Public notices to all public hearings and meetings will be published in the local newspaper at least ten days before the scheduled hearing or meeting. These notices will indicate the date, time, location, and topics to be considered.
- B. Prior to each meeting and hearing, a copy of the state regulations, notices, meetings of any previous meetings, performance reports, invitation to submit written comments, written comments received, and the applicants' responses will be available at least one week before the meetings.
- C. During normal business hours starting one day before the first public meeting and continuing until Element adoption or notice of denial, a file will be available for public inspection that includes all of the information listed in "B" above. As new notices, documents, and minutes are prepared, these will be added immediately to the public inspection file. The location of this file will be included in all notices and announced at all meetings and hearings.

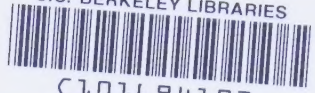
INVITING AND RESPONDING TO WRITTEN COMMENTS

An invitation to submit written comments will be included in all public notices, the public information file, and at each meeting and hearing. The County will respond in writing to any comments or inquiries received, and will attach all correspondence to the

submitted Element.

Program assessment activities by citizens will occur in a variety of ways. As part of the orientation to the program offered at the public hearing, citizens will be invited to volunteer comments on all aspects of program performance throughout the program time period. Program staff will also be available during normal business hours to respond to citizen inquiries and will provide technical assistance to groups representative of targeted income group persons that request assistance in developing proposals with level and type of assistance to be determined by the governing body.

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